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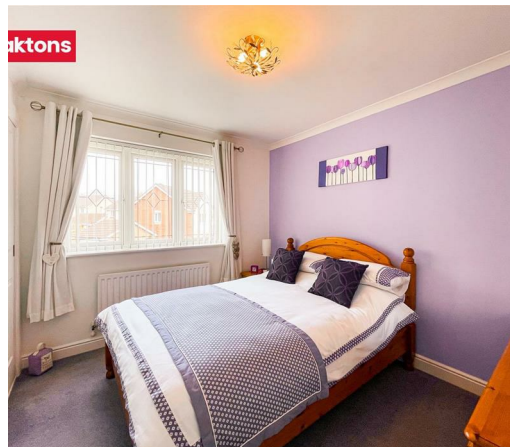
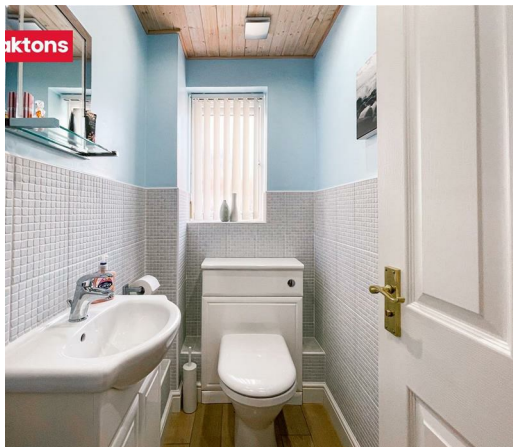


22 Ffordd Penrhos, Caerphilly, CF83 2BA

Price £430,000

- IMMACULATELY PRESENTED FOUR BEDROOM DETACHED HOUSE
- DINING ROOM/ SEPERATE STUDY
- W.C.
- GARAGE
- EPC RATING /COUNCIL TAX BAND
- LOUNGE
- KITCHEN/UTILITY ROOM
- EN SUITE TO MASTER BEDROOM
- FRONT & REAR GARDENS
- VIEWINGS HIGHLY RECOMMENDED

****IMMACULATELY PRESENTED FOUR BEDROOM DETACHED HOUSE LOCATED ON THE SOUGHT AFTER ESTATED MOUNTAIN VIEW CAERPHILLY**** Walking distance to local amenities, good road links to A470. The property consist of:- Entrance hall, lounge, dining room, study, ground floor W.C. Kitchen/breakfast room, utility room. Four bedrooms to the first floor, spacious En suite to the master bedroom, modern fitted bathroom with roll top bath. Well kept front and rear gardens. Off road parking and detached garage. EPC rating C. Council tax band E



ENTRANCE HALL

Via Upvc double glazed door and side panel to entrance hall. Coved ceiling, laminate flooring, vertical radiator, Stairs to the first floor.

STUDY 6'1" x 5'10" (1.87 x 1.80)

Upvc double glazed window. to the front, Coved ceiling, radiator, laminate flooring, desk, shelving. Wall mounted electric fuse box.

LOUNGE 13'1" x 11'8" (4.00 x 3.57)

Upvc double glazed window to the front. Coved ceiling, radiator, feature fire surround. Arch way to door access to storage cupboard. Glazed door access to the dining room.

DINING ROOM 9'8" x 9'7" (2.97 x 2.93)

Upvc double glaze sliding patio doors to the garden. Coved ceiling, laminate flooring, radiator,

KITCHEN 12'4" x 9'8" (3.78 x 2.97)

Upvc double glazed window overlooking the rear garden. Upvc double glazed widow to the side. Roll over preparation surface with inset 1.5 sink/drain. tiled splash back. Fitted wall and base units, integrated electric oven, inset gas hob with overhead extractor hood. Built in wine rack, space for upright fridge freezer and dishwasher, Ladder radiator, space for table and chairs, tiled floor,

UTILITY ROOM 6'1" x 6'0" (1.86 x 1.84)

Door access to the side. Inset sink drainer, base and wall units with plumbing and space for automatic washing machine and tumble dryer. Tiled floor. Pvc cladding to the walls, radiator.

W.C.

Obscure Upvc double glazed window to the side. Low level W.C with enclosed cistern, Vanity unit housing wash hand basin, tiled splash back. laminate flooring, wood panelled ceiling, radiator.

LANDING

Coved ceiling, fitted carpet, airing cupboard. Baxi combination gas boiler in loft. Loft is fully boarded with lights and sockets.

BEDROOM ONE 12'10" x 10'2" (3.92 x 3.11)

Upvc double glazed window to the rear. Coved ceiling, radiator, fitted carpet, mirror fitted wardrobes. Door access to en suite.

EN SUITE

Upvc double glazed window to the side. Spacious en suite. Vanity unit with inset wash hand basin, tiled walls, laminate flooring. Wall mounted mirror fronted vanity units with spot lighting. Chrome heated towel rail

BEDROOM TWO 10'3" x 9'7" (3.14 x 2.93)

Upvc double glazed window to the front. Coved ceiling, radiator, fitted carpet. Built in wardrobes with sliding doors.

BEDROOM THREE 10'4" x 8'11" (3.15 x 2.74)

Upvc double glazed window to the front. Coved ceiling, radiator, fitted carpet. Built in wardrobes with sliding doors.

BEDROOM FOUR 9'8" 6'8" (2.97 2.05)

Upvc double glazed window to the rear. Laminate flooring, radiator. (Currently used as an office).

BATHROOM

Modern fitted bathroom. Obscure Upvc double glazed window to the side. Roll top bath with shower head. Wall mounted wash hand basin, low level W.C. Ladder radiator, tiled walls, laminate flooring. Spot lighting, extractor fan.

FRONT

Well kept front garden mostly laid with lawn, mature shrubs and planted borders. Paved path to the front entrance. Driveway to the side leading to the garage. Side gate access to the rear.

REAR

Enclosed rear garden. Paved patio with paved steps leading to the lawned area. Decking area to the rear of the garden. Fenced boundaries. Side gate access to the front.

GARAGE

Up and over door, power and lighting.