

**02920 881 441**  
[caerphilly@aktons.co.uk](mailto:caerphilly@aktons.co.uk)  
 60 Cardiff Road,  
 Caerphilly, CF83 1JQ  
[aktons.co.uk](http://aktons.co.uk)



3 Cae Llwyd, Caerphilly, CF83 3HB

**Price Guide £295,000**

- IMMACULATELY PRESENTED THREE BEDROOM DORMA BUNGALOW
- CONSERVATORY
- GROUND FLOOR SHOWER ROOM
- DOUBLE BEDROOM/EN SUITE BATHROOM/DRESSING ROOM TO THE FIRST FLOOR
- EPC RATING C /COUNCIL TAX BAND D
- LOUNGE
- KITCHEN
- TWO DOUBLE BEDROOMS TO THE GROUND FLOOR
- GARAGE & DRIVEWAY
- NO ONWARD CHAIN

**\*\*NICELY PRESENTED THREE BEDROOM DORMA BUNGALOW\*\*** Located on the outskirts of Caerphilly town, walking distance to local amenities. Good road links to A470. The property consist of Entrance hall, lounge, conservatory, kitchen, shower room and two bedrooms to the ground floor. First floor Bedroom with En suite bathroom and dressing room/office room. EPC rating C. Council tax band D. **\*\*NO ONWARD CHAIN\*\***





### ENTRANCE HALL

Via Upvc double glazed door to entrance hall. Coved ceiling, laminate flooring, dado rail, radiator, storage cupboard.

### LOUNGE 15'2" x 11'6" (4.64 x 3.53)

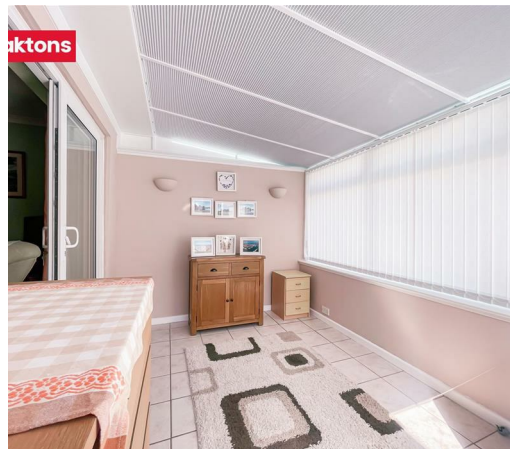
Stairs to the first floor with slatted balustrade, feature fire surround, inset electric fire. Coved ceiling, laminate flooring. Upvc double glaze sliding patio doors leading to the conservatory.

### CONSERVATORY 11'11" x 8'9" (3.64 x 2.68)

Low level wall with Upvc double glazed windows to the rear. Upvc double glazed French doors to the rear garden. Tiled floor.

### KITCHEN 11'3" x 8'9" (3.44 x 2.67)

Upvc double glazed window overlooking the garden. Roll over preparation surface with inset sink/drain, tiled splash back. Fitted wall and base units. integrated eye level double electric oven, inset gas hob with overhead extractor hood. Space for fridge/freezer and automatic washing machine. Tiled floor.



### BEDROOM ONE (ground floor) 12'0" x 11'6" (3.68 x 3.53)

Upvc double glazed window to the front. Mirror fronted wardrobes, radiator.

### BEDROOM TWO (ground floor) 10'4" x 9'6" (3.16 x 2.92)

Upvc double glazed French doors to the front. Radiator, laminate flooring.

### SHOWER ROOM

Obscure Upvc double glazed window to the side. Enclosed shower cubicle with mains shower, vanity unit housing wash hand basin, Low level W.C. Tiled walls and floor, heated towel rail.

### LANDING

Fitted carpet.

### MASTER BEDROOM TO THE FIRST FLOOR 11'3" x 8'9" (3.44 x 2.67)

Double glazed sky light windows to the rear. Radiator, fitted carpet, storage to eaves. Loft access.

### EN SUITE

Double glazed sky light window to the front. Panelled bath, pedestal wash hand basin, low level W.C. Tiled splash back, laminate flooring, radiator.

### DRESSING ROOM/OFFICE

Double glazed sky light to the front. Laminate floor.

### GARAGE & PARKING

Detached garage. Up and over door, power and lighting. Door access to the garden. Purpose built shed to the rear of the garage with door access from the garden.

### FRONT

Landscaped front garden with mature shrubs. Driveway to the side leading to the garage.

### REAR

Wall boundaries. Patio garden, side gate access.

### NO ONWARD CHAIN

