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sales & lettings



24 Skomer Island Way, Caerphilly, CF83 2AR

Price £330,000

- IMMACULATELY PRESENTED THREE BEDROOM DETACHED
- GOOD ROAD LINKS TO A470
- LOUNGE/DINING ROOM
- FIRST FLOOR BATHROOM
- NICELY PRESENTED GARDENS
- LOCATED ON THE SOUGHT AFTER CASTLEGATE ESTATE
- WALKING DISTANCE TO LOCAL AMENITIES
- KITCHEN/DINER
- GARAGE & DRIVEWAY
- EPC RATING C / COUNCIL TAX BAND D / OFFERED WITH NO CHAIN

****IMMACULATELY PPRESENTED THREE BEDROOM DETACHED HOUSE**** Located on the outskirts of Caerphilly town on the sought after Castlegate Estate. Walking distance to local amenities. The property consists of:- Entrance hall, W.C., lounge/dining room, kitchen/diner, three bedrooms and family bathroom. Landscaped gardens to the front and rear. Garage and driveway. EPC rating C. Council tax band D. ****NO ONWARD CHAIN****

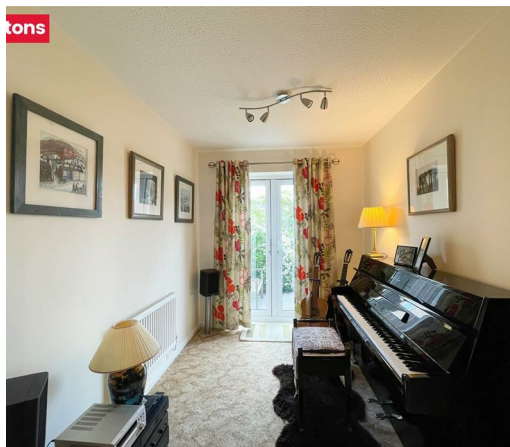
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
	(1-20) G		
Not energy efficient - higher running costs			
England & Wales		87	73
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
	(1-20) G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			

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ENTRANCE HALL

Via double glazed composite door to entrance hall. Radiator, fitted carpet, door access to the lounge and W.C.

W.C.

Obscure Upvc double glazed window to the front. Low level W.C. Pedestal wash hand basin, tiled splash back. Fitted carpet, radiator.

LOUNGE 15'7 x 14'8 (4.75m x 4.47m)

Upvc double glazed window to the front. Stairs to the first floor with spindle balustrade. Fitted carpet, radiator, open plan to the dining room.

DINING ROOM 8'5 x 7' (2.57m x 2.13m)

Upvc double glazed French doors to the garden. Fitted carpet, radiator, open plan to lounge.

KITCHEN/DINER 17'5 x 8'3 (5.31m x 2.51m)

Upvc double glazed window to the rear over looking the garden. Fitted wall and base units, roll over preparation surface with inset 1.5 sink drainer, tiled splash back. Integrated electric oven, inset gas hob, overhead extractor hood. Space for under counter fridge, dishwasher and washing machine. Double glazed door giving access to the garden from the dining area, space for table and chairs, radiator, laminate flooring. Door access to the garage.



LANDING

Upvc double glazed window to the side. Loft access, spindle balustrade, fitted carpet, airing cupboard, radiator.

BEDROOM ONE 11' x 8'9 (3.35m x 2.67m)

Upvc double glazing window to the front. Built in wardrobes, fitted carpet, radiator.

BEDROOM TWO 10' x 8'9 (3.05m x 2.67m)

Upvc double glazed window to the rear. Storage cupboard, fitted carpet, radiator.

BEDROOM THREE 9'9 x 6'3 (2.97m x 1.91m)

Upvc double glazed window to the front. Fitted carpet, radiator.

BATHROOM 6'4 x 6'1 (1.93m x 1.85m)

Obscure Upvc double glazed window to the rear. Panelled bath with mains shower above, pedestal wash hand basin, low level W.C. Tiled splash back, radiator, extractor fan, fitted carpet.

GARAGE 16'10 x 9'5 (5.13m x 2.87m)

Up and over door, power and lighting, Worcester combination gas boiler (recently fitted), outside tap within garage. Door access to kitchen.

FRONT

Driveway leading to the garage. Paved path to the front and side entrance. Lawned garden with mature shrubs.

REAR

Nicely presented rear garden. Paved patio, neatly laid lawn with mature shrubs. Garden shed. Side gate access to the front.

NO ONWARD CHAIN

