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11 Garden Close, Caerphilly, CF83 3NA

Price £210,000

- NICELY PRESENTED THREE BEDROOM SEMI DETACHED HOUSE
- LOCATED IN THE VILLAGE OF LLANBRADACH/GOOD PUBLIC TRANSPORT LINKS
- WALKING DISTANCE TO THE TRAIN STATION COMMUTING TO CARDIFF
- GOOD ROAD LINKS TO THE A470
- LOUNGE WITH MULTY FUEL LOG BURNER
- DINING ROOM
- KITCHEN
- FAMILY BATHROOM
- BLOCK PAVED DRIVE TO THE FRONT WITH AMPLE PARKING/REAR GRDEN
- EPC RATING D. COUNCIL TAX BAND D

****NICELY PRESENTED THREE BEDROOM SEMI DETACHED HOUSE**** Located in the village of Llanbradach, within walking distance to the train station commuting to Cardiff and the Valley Lines. Good Road links to the A470. The property consists of:- Entrance hall, lounge, dining room, kitchen, three bedrooms, bathroom. Front and rear gardens. Good public transport links. EPC rating D. Council tax banding D. ****VIEWINGS HIGHLY RECOMMENDED****

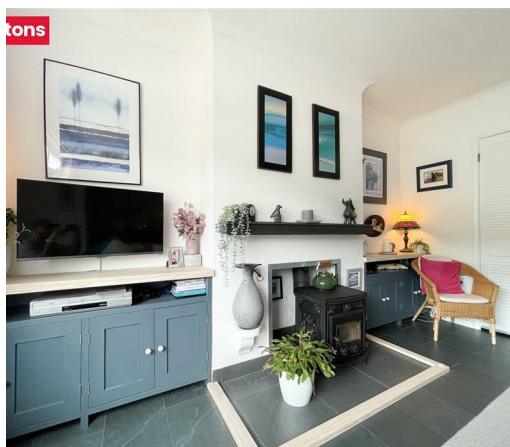
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
	B		
	C		
	D		
	E		
	F		
	G		
Not energy efficient - higher running costs			
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
	B		
	C		
	D		
	E		
	F		
	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			

02920 881 441
caerphilly@aktons.co.uk

60 Cardiff Road,
Caerphilly, CF83 1JQ

aktons.co.uk



ENTRANCE HALL

Via Upvc double glazed door with matching side panel to spacious entrance hall. Bespoke storage cupboard housing meters. Tiled floor, door to the lounge.

LOUNGE 18'1" x 13'8" (5.53 x 4.17)

Upvc double glazed window to the front with views over local countryside. Feature fire place housing Multi Fuel log burner, bespoke inbuilt storage cupboards. Tiled floor with inset fitted carpet, stairs to the first floor with fitted curtain rail. Coved ceiling, radiator, bifold door access to the dining room.

DINING ROOM 9'10" x 8'9" (3.00 x 2.68)

Upvc double glazed window to the rear. Tiled floor, radiator, bifold doors to the lounge, door access to the kitchen.

KITCHEN 9'10" x 9'3" (3.00 x 2.84)

Upvc double glazed window to the rear. Fitted wall and base units, roll over preparation surface with inset sink drainer and mixer taps,, tiled splash back. Integrated double oven & gas hob, over head extractor hood. Space for fridge freezer and washing machine. Vinyl flooring, floor, radiator, Larder cupboard. housing Worcester combi boiler.

LANDING

Upvc double glazed window to the side. Loft access, spindle balustrade, radiator.

BEDROOM ONE 12'9" x 12'2" (3.89 x 3.71)

Upvc double glazed window to the front with views over local countryside. Fitted carpet, radiator.

BEDROOM TWO 12'2" x 10'9" (3.71 x 3.29)

Upvc double glazed window to the rear. Fitted carpet, radiator. bespoke built in wardrobes and wall units.

BEDROOM THREE 7'9" x 6'1" (2.38 x 1.86)

Upvc double glazed window to the front. Built in single bed frame, fitted shelving, fitted carpet, radiator.

BATHROOM

Obscure Upvc double glazed window to the rear. Panelled bath with electric shower above, tiled splash back. Bespoke vanity unit housing wash hand basin with storage beneath, enclosed cistern low level W.C with matching wall cupboard.

FRONT

Block paved driveway providing off road parking for 2 cars. Mature shrub area..

REAR

Abundance of beautiful shrubs, patio, path sweeping through then garden to the shed at the rear of the garden. Fenced and wall boundaries.

ENCLOSED STORAGE AREA

Located to the side of the property. Covered storage area with storage cupboards, work surface, electric sockets Perspex roof, water butts Fenced boundary,

