



aktons
sales & lettings



110 Porset Drive, Caerphilly, CF83 1PN

Price £285,000

- IMMACULATELY PRESENTED EXTENDED THREE BEDROOM HOUSE
- DINING ROOM
- GROUND FLOOR W.C.
- FRONT & REAR GARDENS
- EPC RATING D/COUNCIL TAX BANDING D
- LOUNGE
- KITCHEN
- FAMILY SHOWER ROOM
- GARAGE/DRIVEWAY
- NO ONWARD CHAIN

****IMMACULATELY PRESENTED EXTENDED THREE BEDROOM SEMI DETACHED HOUSE**** Located on the sought after Castle Park Estate, walking distance to Caerphilly town and the historic Caerphilly Castle. Close to primary schools, walking distance to comprehensive schools and train station commuting to Cardiff and the valley lines. The house consists of:- Entrance hall, lounge, dining room, kitchen, inner passageway, W.C. Three bedrooms and shower room to the first floor. Upvc double glazing, gas central heating. Garage with driveway for three cars. Well kept front and rear gardens. EPC rating D. Council tax banding D. **** NO ONWARD CHAIN****

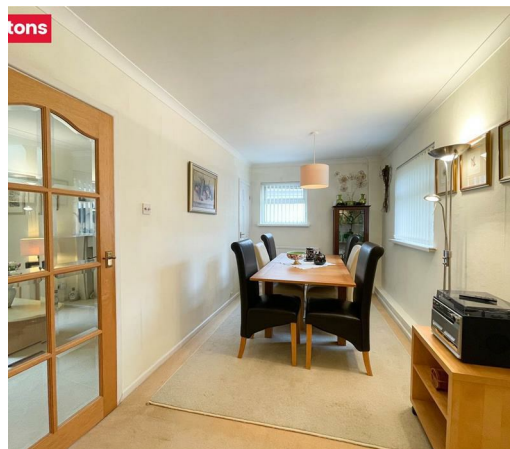
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
	(1-20) G		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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		

02920 881 441
caerphilly@aktons.co.uk

60 Cardiff Road,
Caerphilly, CF83 1JQ

aktons.co.uk



ENTRANCE HALL

Via Upvc double glazed door to the entrance hall. Upvc double glazed window to the front. Stairs to the first floor, fitted carpet, cupboard housing gas and electric meters, radiator.

LOUNGE 14'11" x 14'4" (4.57 x 4.38)

Upvc double glazed window to the front. Coved ceiling, feature fire surround with inset gas fire, fitted carpet, radiator. Door giving access to the dining room.

DINING ROOM 18'3" x 8'1" (5.58 x 2.47)

Upvc double glazed windows to the rear and side. Coved ceiling, two radiators, fitted carpet. Storage cupboard housing combination gas boiler. Double door access to the kitchen.

KITCHEN 14'9" x 10'5" (4.51 x 3.18)

Upvc double glazed windows to the rear and side. Upvc double glazed French door giving access to the rear garden. Fitted wall and base units, roll over preparation surface with inset 1.5 sink drainer, tiled splash back. Plumbing for automatic washing machine and dishwasher. Inset gas hob with over head extractor fan, eye level double electric oven, space for upright fridge/freezer. Tiled floor, radiator. Glazed door to inner passageway.



INNER PASSAGEWAY

Upvc double glazed door to the side. Tiled floor, door access to the W.C.

W.C.

Obscure Upvc double glazed window to the side. Low level W.C. vanity wash hand basin, tiled floor and walls. Chrome heated towel rail.

LANDING

Upvc double glazed window to the side. Loft access, airing cupboard with radiator.

BEDROOM ONE 11'0" x 9'10" (3.37 x 3.00)

Upvc double glazed window to the front. Fitted wardrobes with matching bedside cabinets. Fitted carpet, radiator.

BEDROOM TWO 10'10" x 8'11" (3.32 x 2.72)

Upvc double glazed window to the rear. Fitted carpet, radiator, fitted wardrobes with matching bedside cabinets and dressing table.

BEDROOM THREE 8'5" x 8'1" (2.58 x 2.48)

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



BATHROOM

Obscure Upvc double glazed window to the rear. Walk in shower, electric shower with glass shower screen. Vanity unit housing wash hand basin with storage beneath, enclosed cistern W.C. Chrome heated towel rail, tiled walls and floor.

FRONT

Landscaped garden with mature shrubs. Driveway for 3 cars leading to garage. Side gate access to the rear garden.

REAR

Picturesque landscaped garden. Paved patio surrounded by mature shrubs. Green house situated behind the garage, fenced boundaries, Gate to the side giving access to the driveway.

GARAGE 18'3" x 8'3" (5.58 x 2.54)

Up and over door. Door access to the garden, glazed window.

NO ONWARD CHAIN

Viewings highly recommended.