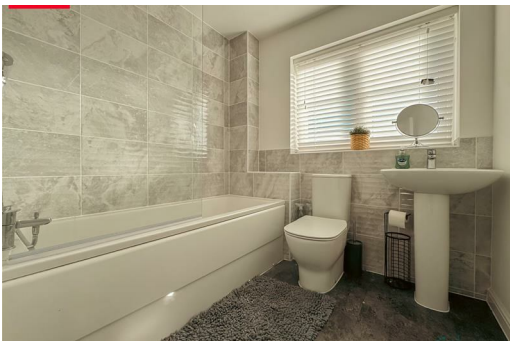




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3 Kiln Field Drive, Caerphilly, CF83 8JX

Offers Around £319,550

- IMMACULATELY PRESENTED THREE BEDROOM DETACHED HOUSE
- LOUNGE
- EN SUITE
- WALKING DISTANCE TO BEDWAS VILLAGE SHOPS, PRIMARY AND COMPREHENSIVE SCHOOLS
- EPC RATING B. COUNCIL TAX BANDING E. FREEHOLD
- LANMOOR DEVELOPMENT BEDWAS
- KITCHEN/DINER
- FAMILY BATHROOM
- GOOD ROAD LINKS TO CAERPHILLY, NEWPORT AND CARDIFF
- NO ONWARD CHAIN

****IMMACULATELY PRESENTED THREE BEDROOM DETACHED HOUSE**** Located just off Pandy road Bedwas you will find Cae Sant Barrwg new housing development built by LLanmoor homes. Good road links to Newport & A470. Walking distance to the village shops, primary and comprehensive schools. The property consists of entrance hall, W.C. Kitchen/diner, three bedrooms, En suite to master bedrooms. Resin front, driveway leading to the garage, the garage floor is also laid with resin. Rear garden with resin patio's & lawn. EPC RATING B. COUNCIL TAX BANDING E. ****NO ONWARD CHAIN****

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(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			
(82 plus) A			
(61-81) B			
(40-60) C			
(25-40) D			
(9-24) E			
(1-8) 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 composite double glazed door to entrance hall. Laminate flooring, carpeted stairs to the first floor with spindle balustrade. Spot lighting to the ceiling, understairs storage cupboard, radiator.

W.C.

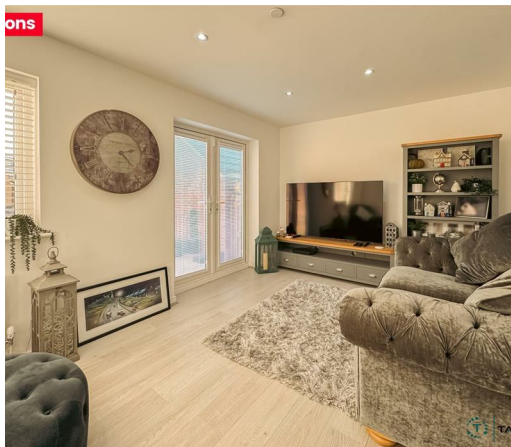
Obscure Upvc double glazed window to the front. Low level W.C. pedestal wash hand basin, tiled splash back, radiator. Extractor fan.

KITCHEN/DINER 15'10 x 9'10 (4.83m x 3.00m)

Upvc double glazed window to the front and side. Kitchen area is fitted with wall and base units, roll over preparation surface, inset 1/5 sink/drain. Integrated electric oven with inset gas hob, overhead extractor hood. Integrated dishwasher and automatic washing machine, space for upright fridge freezer. Laminate flooring continuing through to the dining area. Breakfast bar. Feature glazed panel and door to the entrance hall. Radiator.

LOUNGE 17'0 x 10'10 (5.18m x 3.30m)

Upvc double glazed window to the rear. Upvc double glazed French doors to the rear garden. Laminate flooring, spot lighting to the ceiling, radiator.



LANDING

Upvc double glazed window to the side. Spindle balustrade, radiator, loft access. Cupboard housing Ideal combination gas boiler. Fitted carpet.

BEDROOM ONE 10'1 x 10'3 (3.07m x 3.12m)

Upvc double glazed window to the front. Radiator, fitted carpet. door to the En suite shower room

EN SUITE 6'4 x 4'7 (1.93m x 1.40m)

Sower cubicle with mains shower, pedestal wash hand basin, low level W.C. Tiled splash back, vinyl flooring, radiator, extractor fan.

BEDROOM TWO 11'2 x 10'1 (3.40m x 3.07m)

Upvc double glazed window to the rear. Radiator, fitted carpet.

BEDROOM THREE 10'4 x 6'7 (3.15m x 2.01m)

Upvc double glazed window to the rear. Radiator, fitted carpet.

BATHROOM 6'9 x 6'3 (2.06m x 1.91m)

Obscure Upvc double glazed window to the rear. Panelled bath with mains shower above, glass shower screen. Pedestal wash hand basin, low level W.C. Tiled splash back, laminate flooring, radiator, extractor fan.

FRONT

Feature resin frontage & path with wrought iron railings. Driveway to the side leading to the garage. Side gate access to the rear garden.

REAR

Resin patio with wrought iron balustrade with gat access to the lawned garden. Further resin patio to the rear and beyond the garage with wall lights to the rear and side of the garage. Side gate access to the driveway.

GARAGE & OFF ROAD PARKING

Driveway for two cars. Up and over door giving access to the garage. Power and lighting. Resin floor.

