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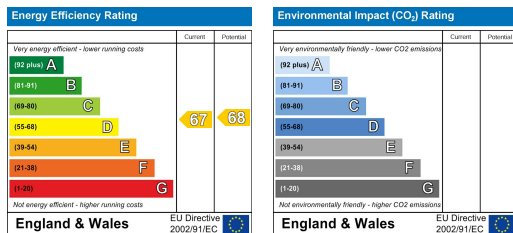


67 Heol Barri, Caerphilly, CF83 2LX

Price £285,000

- NICELY PRESENTED EXTENDED SEMI DETACHED HOUSE SET ON A CORNER PLOT
- EXTENDED MODERN FITTED KITCHEN
- THREE BEDROOMS
- GARAGE & OFF ROAD PARKING
- EPC RATING C/COUNCIL TAX BAND D
- LOUNGE/DINING AREA
- CONSERVATORY
- BATHROOM
- FRONT REAR & SIDE GARDENS
- UPVC DOUBLE GLAZING & GAS CENTRAL HEATING

****NICELY PRESENTED EXTENDED THREE BEDROOM SEMI DETACHED HOUSE**.** Cul de sac location, walking distance to Energlyn train station commuting to Cardiff. Good road links to the A470 Cardiff and Newport. The property consists of:- entrance hall, spacious lounge/diner, extended kitchen, conservatory. Three bedrooms, family bathroom. Upvc double glazing and gas central heating, cavity wall insulation. Detached Garage. Off road parking. Viewings highly recommended. Epc Rating C. Council tax band D.



02920 881 441
caerphilly@aktons.co.uk

60 Cardiff Road,
Caerphilly, CF83 1JQ

aktons.co.uk



ENTRANCE HALL

Via double glazed door to entrance hall. Carpeted stairs to the first floor, radiator, vinyl flooring.

LOUNGE 15'7" x 13'10" (4.75 x 4.22)

Two Upvc double glazed windows to the front. Coved ceiling, fitted carpet, radiator. Open plan to the dining area.

DINING AREA 10'9" x 9'4" (3.28 x 2.86)

Double glazed sliding patio doors giving access to the conservatory. Coved ceiling, radiator, fitted carpet. Open plan to the lounge.

KITCHEN 14'10" x 9'4" (4.54 x 2.86)

Two Upvc double glazed windows to the rear. Upvc double glazed door giving access to the front. Modern fitted wall and base units, roll over preparation surface with inset sink drainer, tiled splash back. Integrated fridge freezer, washing machine and dishwasher. inset gas hob with over head extractor hood. Integrated eye level double electric oven. Laminate flooring, radiator, understairs storage cupboard.



CONSERVATORY 12'2" x 8'3" (3.71 x 2.54)

Upvc double glazed windows to the rear and side. Upvc double glazed French doors giving access to the rear garden. Vinyl flooring.

LANDING

Upvc double glazed window to the side. Loft access, airing cupboard with radiator and shelving. Fitted carpet.

BEDROOM ONE 12'11" x 11'0" (3.94 x 3.36)

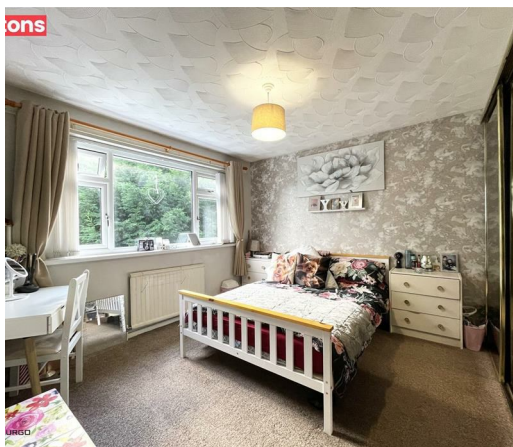
Upvc double glazed window to the front. Fitted carpet, mirror fronted wardrobes, radiator.

BEDROOM TWO 12'11" x 9'4" (3.94 x 2.86)

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

BEDROOM THREE 7'8" x 6'9" (2.35 x 2.08)

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



BATHROOM

Obscure Upvc double glazed window to the rear. Bath with mains shower above. pedestal wash hand basin, low level W.C. Tiled walls, vinyl flooring.

FRONT

Block paved driveway and hardstand for 3 cars. Side gate access to the rear.

REAR

Enclosed rear garden, lawned area, mature shrubs, paved patio area, block paved path and patio area, cobbled stone area, green house, side gate access to the front.

GARAGE 17'8" x 8'1" (5.40 x 2.47)

Up and over door, power and lighting.