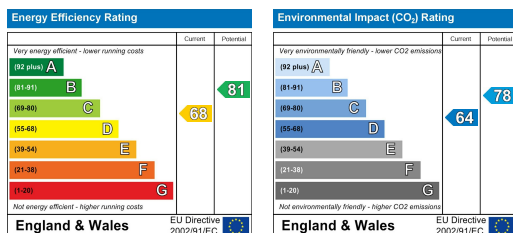




2 Ffordd Las, Caerphilly, CF83 4EW

Price £345,000

- SPACIOUS DETACHED HOUSE
- THREE RECEPTION ROOMS
- UTILITY ROOM/ CLOAKROOM W.C.
- FOUR DOUBLE BEDROOMS
- FAMILY BATHROOM. EPC RATING D
- VIEWS OVER LOCAL COUNTRYSIDE
- KITCHEN/BREAKFAST ROOM
- CONSERVATORY
- EN SUITE TO MASTER BEDROOM
- INTEGRAL GARAGE



02920 881 441
caerphilly@aktons.co.uk

60 Cardiff Road,
Caerphilly, CF83 1JQ

aktons.co.uk

Spacious detached house in the village of Abertridwr with stunning views over local countryside. Good road links and public transport to Caerphilly and Cardiff. This is a lovely presented spacious family home. The property consist of:- impressive entrance hall, three reception rooms, conservatory, kitchen/breakfast room, utility room, cloakroom W.C. To the first floor four double bedrooms, en suite to the master bedroom, family bathroom. Block paved drive leading to the integral garage. Landscaped rear garden with stunning views over local countryside. Viewings Highly Recommended. EPC RatingD. No Onward Chain.



ENTRANCE HALL 13'6" x 10'1" (4.14 x 3.08)

Spacious entrance hall. Via double glazed composite door to entrance hall, two Upvc double glazed windows to the front, stairs to the first floor with spindle balustrade. Dado rail, coved ceiling, slate tiled floor. Under stairs storage cupboard, radiator.

LOUNGE 12'11" x 15'8" (3.95 x 4.79)

Upvc double glazed french doors giving access to the conservatory. Feature fire surround with inset electric fire, oak flooring, two wall lights, radiator, T.V point. Coved ceiling.

CONSERVATORY 11'0" x 13'7" (3.37 x 4.15)

Low level walls, Upvc double glazed windows to the rear and side. Upvc double glazed french doors giving access to the garden with views over local countryside. laminate flooring, fan light.

RECEPTION TWO 9'6" x 10'10" (2.91 x 3.31)

Upvc double glazed bow window to the front with fitted white shutter blinds. coved ceiling, laminate flooring, radiator.

DINING ROOM 9'8" x 14'2" (2.97 x 4.33)

Upvc double glazed bow window to the front with fitted white shutter blinds, door access to the kitchen. Coved ceiling, radiator, carpet flooring.

KITCHEN/BREAKFAST ROOM 16'11" x 12'5" (5.161 x 3.81)

Spacious kitchen with views over local countryside. Upvc double glazed window to the rear, Upvc double glazed sliding patio doors giving access to the garden. Fitted wall and base units. Work surface with inset 1 1/2 sink drainer with chrome mixer tap. Plumbing for dish washer, space for American style fridge freezer and range cooker. coved ceiling with spot lighting, slate tiled floor. Vertical radiator. Space for table and chairs.

UTILITY ROOM 5'10" x 6'3" (1.79 x 1.92)

Upvc double glazed window to the rear. Slate tiled floor, plumbing for automatic washing machine, space for dryer. Door to the garage and W.C.

CLOAKROOM W.C.

Obscure Upvc double glazed window to the side, chrome heated towel rail, low level W.C. pedestal wash hand basin, tiled splash back.

LANDING

Coved ceiling. Loft access with pull down ladder. Loft is floored and carpeted, power and lighting, Radiator, Upvc double glazed window to the side.

BEDROOM ONE 12'10" x 9'10" (3.93 x 3.00)

Upvc double glazed window to the rear, built in wardrobes, radiator, T.V. point, coved ceiling. Door to ensuite.

ENSUITE

Obscure Upvc double glazed window to the rear. Vanity unit housing wash hand basin, shower cubicle with mains shower, tiled walls and floor. Chrome heated towel rail, coved ceiling, spot lighting.

BEDROOM TWO 9'6" x 12'9" (2.90 x 3.89)

Upvc double glazed window to the front, built in wardrobes, radiator, carpet flooring, coved ceiling. T. V.point.

BEDROOM THREE 12'2" x 9'8" (3.72 x 2.97)

Upvc double glazed window to the front, built in wardrobes, radiator, coved ceiling.

BEDROOM FOUR 9'6" x 9'8" (2.90 x 2.97)

Upvc double glazed window to the rear, built in wardrobes, radiator.

FAMILY BATHROOM

Obscure Upvc double glazed widow to the front, panelled bath with chrome taps, Triton electric shower above, glass shower screen. Vanity unit housing wash hand basin, low level W.C. Partly tiled walls, laminate flooring. Chrome heated towel rail, extractor fan. Storage cupboard.

GARAGE 18'5" x 9'6" (5.62 x 2.92)

Integral garage with up and over door, Worcester gas boiler, power and lighting. door to utility room.

FRONT

Block paved drive leading to the garage, block paved path to front and side entrance. Mature shrub garden.

REAR

South West facing garden. Landscaped garden with tiered sections, large paved patio, decked area, lawned garden with a variety of mature shrubs. Fenced boundaries side access to the front. Beautiful views over Abertridwr and local countryside.

NO ONWARD CHAIN

VIEWING HIGHLY RECOMMENDED.

