



22 Cae Llwyd, Caerphilly, CF83 3HB

Asking Price £305,000

- FREEHOLD DORMER STYLE BUNGALOW
- TWO RECEPTION ROOMS
- DRIVEWAY
- SOUTH FACING GARDEN
- WALKING DISTANCE TO LOCAL AMENITIES
- THREE BEDROOMS
- MASTER BEDROOM WITH ENSUITE
- GARAGE WITH ELECTRIC DOOR
- CUL DE SAC LOCATION
- EPC - C

Located on the cul de sac of Cae Llwyd, Caerphilly, this well-maintained three-bedroom semi-detached dormer bungalow is an ideal home for anyone looking for a property that is centrally located and within walking distance to the amenities that Caerphilly has to offer.

Internally the property comprises entrance hallway, kitchen/breakfast room, living room with patio doors to the rear south facing garden plus an additional reception room that is currently being used as a dining room. Further to this the ground floor offers a double bedroom plus walk in wet room.

To the first floor the master bedroom boasts the added luxury of an ensuite fitted with a bath, wc and wash hand basin, ensuring privacy and comfort for the homeowners. An additional single bedroom is located on the first floor making them suitable for family, guests, or even a home office.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
69	75		

Energy Efficiency Rating
 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
 EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating
 Very environmentally friendly - lower CO₂ emissions
 (92 plus) **A**
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02920 881 441
caerphilly@aktons.co.uk

60 Cardiff Road,
Caerphilly, CF83 1JQ

aktons.co.uk



Entrance Hallway

Entered via composite door. Storage cupboard. Stairs to first floor;

Kitchen 12'0 x 8'10 (3.66m x 2.69m)

Fitted with a range of matching base and wall units with worktop space over. Inset sink, integrated dishwasher, space for appliances. PVC window to rear;

Living Room 12'0 x 11'8 (3.66m x 3.56m)

Patio doors to rear. Space for electric fire with brick surround. Storage cupboard;

Dining Room 11'10 x 11'8 (3.61m x 3.56m)

PVC window to front;

Bedroom 10'7 x 9'5 (3.23m x 2.87m)

Ground floor. PVC window to front;

Wetroom

Wet room fitted with shower over, wash hand basin and wc. PVC window to side;

Landing

Access to first floor rooms;

Master Bedroom 14'7 max x 11'2 max (4.45m max x 3.40m max)

Velux window. Built in wardrobes. Storage cupboard housing combi boiler. Eaves storage. Door into;

Ensuite Bathroom

Fitted with a three piece suite comprising panelled bath, wash hand basin and wc. Velux window;

Bedroom 10'7 max x 7'11 max (3.23m max x 2.41m max)

Velux window. Eaves storage;

Outside

Driveway to side leading to a single garage with electric door and side door. Garage fitted with power and electric. Side gate access to enclosed south facing rear garden comprising decked area, plus a separate patio section with hedge surround.

