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sales & lettings



16 Pant Llygodfa, Caerphilly, CF83 1TT

**Price £435,000**

- IMMACULETLY PRESENTED FOUR BEDROOM DETACHED HOUSE
- WALKING DISTANCE TO LOCAL AMENITIES & PRIMARY SCHOOL
- LOUNGE/DINING ROOM
- GROUND FLOOR W.C.
- FRONT & REAR GARDENS WITH GARAGE AND DRIVEWAY
- SOUGHT AFTER LOCATION
- GOOD ROAD LINKS THE A470
- KITCHEN/UTILITY ROOM
- EN SUITE TO MASTER BEDROOM / FAMILY BATHROOM
- EPC RATING D/ COUNCIL TAX BAND E/\*\* REDUCED FROM £440,000 TO £435,000\*\*.

**\*\*IMMACULETLY PRESENTED FOUR BEDROOM DETACHED HOUSE\*\*** Located on the sought after Castle View Estate, walking distance to local amenities and Cwrt Rawlin primary school. Good road links to the A470. The property consists of Entrance hall, lounge, dining room, kitchen, utility room, W.C. En suite to master bedroom, family bathroom. Garage. Landscaped rear garden, front garden with double driveway. Upvc double glazing, gas central heating. EPC rating D. Council tax band E. **\*\*VIEWINGS HIGHLY RECOMMENDED.\*\*** REDUCED FROM £440,000 TO £435,000.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>		Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	79	EU Directive 2002/91/EC	62
England & Wales		England & Wales	

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#### ENTRANCE HALL

Via door with obscure glazed side panel to entrance hall. Stairs to the first floor with spindle balustrade, laminate flooring, radiator, dado rail. coved ceiling.

#### LIVING ROOM 16'6 x 10'8 (5.03m x 3.25m)

Upvc double glazed window to the front. Coved ceiling, laminate flooring, radiator. Feature marble fire surround housing living flame gas fire. Two fitted wall lights. Double doors giving access to the dining room.

#### DINING ROOM 10' x 9' (3.05m x 2.74m)

Double glazed sliding patio doors giving access to the rear garden. Coved ceiling, laminate flooring, radiator, already wired for two wall lights..

#### KITCHEN 12'5 x 10' (3.78m x 3.05m)

Upvc double glazed window to the rear. Fitted wall and base units with roll over preparation surface with inset 1.5 sink/drain, tiled splash back. Integrated electric oven, inset gas hob with overhead extractor fan. Integrated fridge, radiator, space for table and chairs. Vinyl floor tiles.

#### UTILITY ROOM 6'2 x 5' (1.88m x 1.52m)

Wooden with obscure double glazed door to the side. Roll over preparation surface with inset sink drainer, tiled splash back. base units, space for automatic washing machine and further under counter appliance. Wall mounted Ideal gas boiler. Vinyl floor tiles.

#### W.C. 4'8 x 4' (1.42m x 1.22m)

Obscure Upvc double glazed window to the side. Low level W.C. vanity wash hand basin, tiled walls and vinyl floor tiles. Radiator.

#### LANDING

Loft Access.

#### BEDROOM ONE 15'7 x 11'3 (4.75m x 3.43m)

Upvc double glazed window to the front. Dado rail, storage cupboard, built in wardrobes, fitted carpet.

#### EN SUITE

Obscure Upvc double glazed window to the front. Low level W.C. pedestal wash hand basin, tiled splash back, shower cubicle with mains shower, tiled splash back. Vinyl laminate, radiator.

#### BEDROOM TWO 14'2 x 8'3 (4.32m x 2.51m)

Upvc double glazed window to the front. Built in wardrobes, radiator, fitted carpet.

#### BEDROOM THREE 11'3 x 8'2 (3.43m x 2.49m)

Upvc double glazed window to the rear. Built in wardrobes, fitted carpet, radiator.

#### BEDROOM FOUR 11'3 x 7'7 (3.43m x 2.31m)

Upvc double glazed window to the rear. Radiator, laminate flooring.

#### BATHROOM 7'7 x 5'11 (2.31m x 1.80m)

Obscure Upvc double glazed window to the rear. Panelled bath, pedestal wash hand basin with vanity mirror above, low level W.C. Dado rail, tiled splash back, radiator, laminate flooring.

#### GARAGE 16'7 x 8' (5.05m x 2.44m)

Up and over door, power and lighting.

#### FRONT

Nicely presented front entrance with lawned garden, mature shrubs, double driveway leading to the garage.

#### REAR

Landscaped rear garden. Paved patio and steps leading to raised flower beds, mature shrubs, paved steps to lawned area and decked area with feature Pergola. Fenced boundaries side gate access.

#### NO ONWARD CHAIN

