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6 Clos Morgan Gruffydd, Caerphilly, CF83 4DB

Asking Price £420,000

- Large Family Home
- Quiet Cul De Sac Location
- Two Reception Rooms
- Large Utility Room
- Four Double Bedrooms
- Ample Parking
- Study
- Low Maintenance Rear Garden with Further Potential
- EPC Rating - C Council Tax band E

Situated in a peaceful cul-de-sac in Abertridwr, this impressive four double-bedroom self-build family home offers generous and versatile living accommodation throughout, making it ideal for family life. The ground floor features two spacious reception rooms, providing excellent space for both relaxation and entertaining, together with a dedicated study that is perfect for home working. At the heart of the home is a large kitchen/dining area, offering an ideal space for family gatherings and social occasions. Complementing this is a larger-than-average utility room, providing ample storage and practical workspace. To the first floor, the property boasts four well-proportioned double bedrooms and a spacious family bathroom fitted with a four-piece suite, including both a bath and separate shower. Externally, the property benefits from a substantial driveway providing ample off-road parking, alongside an integrated garage. To the rear is a low-maintenance garden designed for easy upkeep, as well as an additional garden area that is currently overgrown but presents a fantastic opportunity for landscaping and enhancement, offering tremendous potential to create a superb outdoor space.

Energy Efficiency Rating		Current	Potential
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			
England & Wales		73	79
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			

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Entrance Hallway

Entered via PVC door. Stairs to first floor. Door into garage.

WC

Fitted with two piece suite comprising wc and wash hand basin.

Dining Room

Large PVC window to front. Double doors into.

Living Room

Patio doors to rear. Door into.

Kitchen/Dining Room

Fitted kitchen with matching base and wall units with worktop space over. Integrated gas cooker, eye level oven, integrated fridge and freezer, integrated dishwasher. Space for table and chairs. PVC window to rear and door into.

Utility Room

Fitted with wall and unit base. Space for washing machine and tumble dryers. PVC window and door to rear.

Study

PVC window to side.

Landing

PVC window to front. Access to all first floor rooms.

Master Bedroom

PVC window to front and side.

Bedroom Two

PVC window to front and side.

Bedroom Three

PVC Window to rear. Fitted wardrobes.

Bedroom Four

PVC window to rear.

Bathroom

Fitted with a four piece suite comprising panelled bath, shower, wash hand basin and wc. PVC window to front.

Outside

Gated access to enclosed front garden which is laid to lawn with shrubs surround. Driveway leading to integrated garage. Side access to a low maintenance rear garden which is laid to patio. A further section of the garden which is currently overgrown offers further potential.

