



214 Bedwas Road, Caerphilly, CF83 3AW

Price £260,000

- IMMACULATELY PRESENTED FREEHOLD TWO DOUBLE BEDROOM SEMI DETACHED HOUSE
- GOOD ROAD LINKS TO CARDIFF & NEWPORT
- KITCHEN
- EN SUITE OF MASTER BEDROOM/BATHROOM (BOTH 2 YEARS OLD)
- NEW WINDOWS AND DOORS /GARAGE & OFF ROAD PARKING
- WALKING DISTANCE TO CAERPHILLY TOWN CENTRE AND THE HISTORIC CASTLE
- LOUNGE/DINER
- ORANGERY
- WALKIN WARDROBE ON THE LANDING WITH HANGING RAILS AND LIGHTING
- EPC RATING B COUNCIL TAX BAND D NO ONWARD CHAIN

****IMMACULATELY WELL PRESENTED FREEHOLD TWO DOUBLE BEDROOM SEMI DETACHED HOUSE****
 Within walking distance to Caerphilly Town Centre and its Historic Caerphilly Castle. Good road links to the A470. The property consists of:- Entrance porch, entrance hall, lounge/dining room, orangery, kitchen. Two double bedrooms, en suite to the master bedroom (two years old), bathroom (2 years old), walk in wardrobe. spacious rear garden, shed with power and lighting. detached garage with electric door, power and lighting. Driveway for at least three cars, low maintenance front garden. EPC B. Council tax D. Solar panels with battery storage inverter.. ****VIEWINGS HIGHLY RECOMMENDED****

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
81	84		

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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ENTRANCE PORCH

Double glazed door giving access to the entrance porch. Double glazed windows to the front and side. Tiled floor.

ENTRANCE HALL

Via Upvc double glazed door to entrance hall.. Stairs to the first floor, radiator with cover. fitted carpet. Cupboard housing electric meters. Glazed double doors giving access to the lounge/diner.

LOUNGE/DINER 13'1" x 23'6" (4 x 7.17)

Upvc double glazed window to the front. Feature fire surround with inset gas fire. vertical fire surround, coved ceiling, open plan to dining room. Upvc double glazed doors leading to the Orangery.

KITCHEN 7'11" x 8'1" (2.42 x 2.48)

Upvc double glazed window overlooking the garden. Upvc double glazed door giving access to the driveway. Roll over preparation surface with inset 1.5 sink drainer, tiled splash back. Fitted wall and base units, integrated eye level electric oven and microwave, space for automatic washing machine, dishwasher and fridge/freezer. Laminate flooring.

ORANGERY 11'5" x 12'9" (3.5 x 3.9)

Spacious orangery, spot lighting to the ceiling. Upvc double glazed window to front and side. Upvc double glazed French doors to the garden. Laminate flooring, radiator.

LANDING

Upvc double glazed window to the side. Loft access with lights and boarding. Cupboard housing Ideal combination gas boiler. Door access to walk in wardrobe with hanging rails, shelving and lighting. All new hardwood doors to the first floor.

BEDROOM ONE 9'0" x 12'11" (2.75 x 3.96)

Upvc double glazed window to the front. Coved ceiling, radiator, fitted carpet, door access to the en suite shower room.

EN SUITE

Obscure Upvc double glazed window to the front. double shower cubicle with mains double headed shower, vanity unit housing wash hand basin, low level W.C. heated towel rail, extractor fan, vinyl flooring and fully tiled walls.

BEDROOM TWO 8'11" x 8'4" (2.73 x 2.56)

Upvc double glazed window to the rear. Fitted wardrobes with mirror fronted doors. fitted carpet, radiator.

BATHROOM 6'4" x 5'4" (1.94 x 1.64)

Obscure Upvc double glazed window to the rear. Bath with double headed shower above. vanity unit housing wash hand basin, low level W.C. Chrome heated towel rail, fully tiled walls, vinyl flooring.

GARAGE

Detached garage. Power and lighting, Electric roller shutter door.

FRONT

Low maintenance garden covered with stone chippings. Long driveway to the side leading to the garage. Side gate access to the rear garden.

REAR & SIDE

Enclosed rear garden. Resin patio, lawned garden, raised planters. Fenced boundaries, side gate access to the driveway. Shed with power and lighting. To the side of the property, driveway leading to the garage for at least three cars. Outside tap, double electric socket, controls for the solar panelling.

NO ONWARD CHAIN

