



8 Clos Yr Arad., Caerphilly, CF83 1TN

Price £370,000

- IMMACULATELY PRESENTED FREEHOLD THREE BEDROOM DETACHED HOUSE
- WALKING DISTANCE TO LOCAL AMENITIES
- LOUNGE/DINING ROOM/CONSERVATORY
- W.C./FAMILY BATHROOM/EN SUITE TO MASTER BEDROOM
- ENCLOSED REAR GARDEN WITH VIEWS TO THE REAR
- LOCATED IN A QUIET CUL DE SAC ON THE SOUGHT AFTER CASTLE VIEW ESTATE
- GOOD ROAD LINKS TO THE A470
- KITCHEN/UTILITY AREA
- GARAGE WITH BLOCK PAVED DRIVEWAY TO THE FRONT
- C RATING D/ COUNCIL TAX BAND E

****FREEHOLD THREE BEDROOM DETACHED HOUSE IMMACULATELY PRESENTED, LOCATED ON THE SOUGHT AFTER ESTATE CASTLE VIEW**** Located in a quiet cul de sac, within walking distance to shops and primary school. Good road links to Cardiff via the mountain road and the A470. The property is tastefully decorated and consists of:- Entrance hall, W.C. Lounge, dining room, conservatory, kitchen/utility area. Three bedrooms, En suite to the master bedroom, family bathroom. Block paved driveway, garage, rear garden with views to the rear. EPC rating D. Council rate band E. **** VIEWING HIGHLY RECOMMENDED****.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(01-91) A
(81-91) B			(92-101) B
(69-80) C			(102-110) C
(55-68) D			(111-120) D
(39-54) E			(121-130) E
(21-38) F			(131-140) F
(1-20) G			(141-150) G
			Not environmentally friendly - higher CO ₂ emissions

England & Wales EU Directive 2002/91/EC

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ENTRANCE HALL

Via Upvc double glazed door to entrance hall. LVT flooring, radiator, stairs to the first floor with spindle balustrade, coved ceiling.

W.C.

Obscure Upvc double glazed window to the front. Low level W.C. Vanity wash hand basin, tiled splash back, chrome heated towel rail. LVT flooring.

LOUNGE 10'3 x 15'5 (3.12m x 4.70m)

Upvc double glazed window to the front. Coved ceiling, feature fire surround with inset gas fire, radiator. Wood flooring. Open plan to dining room.

DINING ROOM 8'5 x 9'9 (2.57m x 2.97m)

Upvc double glazed French doors giving access to the conservatory. Coved ceiling, radiator. Wood flooring.

CONSERVATORY 12'3 x 9'5 (3.73m x 2.87m)

Low level walls with Upvc double glazed windows to the sides and rear. Upvc double glazed doors giving access to the rear garden. Tiled floor,

KITCHEN 8'2 x 10'8 (2.49m x 3.25m)

Upvc double glazed window to the rear. Fitted wall and base units. Roll over preparation surface with inset sink drainer, space for range cooker, overhead cooker hood. Under stairs storage cupboard. LTV flooring, open plan to the utility area.

UTILITY SPACE 9' x 7'2 (2.74m x 2.18m)

Upvc double glazed window to the rear. Upvc double glazed door giving access to the garden. Work surface, space for automatic washing machine and dishwasher, space for upright washing machine, vertical radiator, space for table and chairs. LVT flooring.

LANDING

loft access, two storage cupboards, spindle balustrade, fitted carpet.

MASTER BEDROOM 10'2 x 10'11 (3.10m x 3.33m)

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

ENSUITE

obscure Upvc double glazed window to the side. White basin vanity unit and back to wall toilet. shower cubicle with electric shower, tiled walls and floor. Chrome heated tow, rail, extractor fan.

BEDROOM TWO 10'1 x 9'9 (3.07m x 2.97m)

Upvc double glazed window to the rear. Fitted carpet, radiator.

BEDROOM THREE 7'10 x 7'10 (2.39m x 2.39m)

Upvc double glazed window to the front. Fitted carpet, radiator..

BATHROOM 6'7 x 6'8 (2.01m x 2.03m)

Obscure Upvc double glazed window to the rear. P shaped bath with electric shower above, glass shower screen, white basin vanity unit and back to wall toilet, chrome heated towel rail, extractor fan. Tiled splash back, vinyl flooring.

GARAGE 8'2 x 17'7 (2.49m x 5.36m)

Roller shutter door, power and lighting.

FRONT

Block paved drive, lawned area with mature shrubs.

REAR

Paved patio, lawned garden, rockery area, mature shrubs, side gate access. Fenced boundaries. Door access to the garag.

