



11 Ffordd Y Maes, Caerphilly, CF83 2DA

**£250,000**

- Extended semi-detached
- Bi-Folding Doors
- Two Good Sized Bedrooms
- Driveway
- Close to Amenities
- Beautiful Fitted Kitchen/Dining Room
- Well-Maintained Rear Garden
- Modern Shower Room
- Walking Distance to Train Station
- EPC Rating - Awaited

**\*\*OPEN DAY THURSDAY 11TH JUNE\*\*** Call to register your interest\*\* Aktons are delighted to present this immaculate and extended two bedroom semi-detached property situated in the highly popular development of Castle Maen. A fantastic property for anyone looking for a central location and a home they can move straight into!

Internally the property has been updated beautifully by the current owner and comprises entrance hallway, WC, living room and extended kitchen with feature island and bi-fold doors leading to the enclosed rear garden. To the first floor there two good sized bedrooms and a modern shower room.

Externally the property has a driveway to the side providing ample off road parking. To the rear is a low maintenance and well-kept garden.

Viewings are highly recommended!

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
77	82		

**Energy Efficiency Rating:** Very energy efficient - lower running costs. Scale: A (92 plus), B (81-91), C (69-80), D (55-68), E (39-54), F (21-38), G (1-20). Not energy efficient - higher running costs. EU Directive 2002/91/EC.

**Environmental Impact (CO<sub>2</sub>) Rating:** Very environmentally friendly - lower CO<sub>2</sub> emissions. Scale: A (81-91), B (69-80), C (55-68), D (39-54), E (21-38), F (1-20), G (1-20). Not environmentally friendly - higher CO<sub>2</sub> emissions. EU Directive 2002/91/EC.

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### Entrance Porch

Entered via composite door. Door into;

### WC

Fitted with low level WC and wash hand basin. PVC window to front;

### Living Room 13'8 x 13'6 (4.17m x 4.11m)

PVC window to front. Stairs to first floor. Door into;

### Kitchen/Dining Area 13'8 x 15'8 (4.17m x 4.78m)

Extended kitchen/dining are fitted with ample kitchen units with worktop space over plus central island with inset sink. Features include induction hob, eye level oven, wine cooler, dishwasher and space for white goods. Bi-folding doors opening to the rear garden.

### Landing

Access to all first floor rooms. PVC window to side. Airing cupboard;

### Bedroom One 10'6 x 9'2 (3.20m x 2.79m)

PVC window to front. Walk in storage cupboard;

### Bedroom Two 39'4" x 9'10" x 22'11" x 19'8" (12'3 x 7'6)

PVC window to rear.

### Shower Room

Fitted with a three piece suite comprising double shower, wash hand basin and wc;

### Outside

Front garden with tandem driveway to side. Low maintenance rear garden with lawned and patio area and fence surround.

