



aktons
sales & lettings



19 Lansbury Close., Caerphilly, CF83 2LW

Price £345,000

- IMMACULATELY PRESENTED THREE BEDROOM DETACHED BUNGALOW
- LOUNGE
- BATHROOM
- DETACHED GARAGE
- WALKING DISTANCE TO ENERGLYN TRAIN STATION
- UPVC DOUBLE GLAZING/GAS CENTRAL HEATING
- KITCHEN/DINING ROOM
- WELL KEPT GARDENS
- EPC RATING D/COUNCIL TAX BAND C

****IMMACULATELY PRESENTED THREE BEDROOM DETACHED BUNGALOW**** Walking distance to Energlyn train station. Good road links to the A470. The property consists of:- Entrance hall, lounge, kitchen/breakfast room, three bedrooms, bath/shower room, front and rear gardens. Detached garage to the rear. EPC RATING D. COUNCIL TAX BAND C. **** VIEWINGS HIGHLY RECOMMEND****

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		85
	(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		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		85
	(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	

02920 881 441
caerphilly@aktons.co.uk

60 Cardiff Road,
Caerphilly, CF83 1JQ

aktons.co.uk



ENTRANCE HALL

Via Upvc double glazed door with Upvc double glazed side panel to entrance hall, (the horse stained glass in the door will be replaced with a new double glazed pane of glass). Radiator, wood flooring.

LOUNGE 17'7" x 12'9" (5.37 x 3.89)

Upvc double glazed window to the front. radiator & vertical radiator. Wood flooring. double door access to the kitchen/diner.

KITCHEN/DINER 12'9" x 11'3" (3.89 x 3.43)

Upvc double glazed window to the rear. Upvc double glazed doors to the rear garden. Fitted wall and base units, roll over preparation surface with inset sink drainer, Integrated eye level electric ovens. Inset gas hob with overhead extractor hood. Integrated dish washer and automatic washing machine. Space for fridge freezer, table and chairs. Baxi combination gas boiler housed in cupboard. Spot lighting, wood flooring.



BEDROOM ONE 12'11" x 10'4" (3.96 x 3.16)

Upvc double glazed window to the front. Wood flooring, radiator.

BEDROOM TWO 13'6" x 10'10" (4.12 x 3.32)

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

BEDROOM THREE 10'7" x 9'7" (3.25 x 2.93)

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

BATHROOM

Obscure Upvc double glazed window to the side. Corner bath, vanity unit housing wash hand basin, W.C. with enclosed cistern. Corner shower cubicle with mains shower. Pvc cladding, vinyl flooring. radiator.

FRONT

Access via wrought iron gate steps to front. Large resin area with double side access to the rear. Raised planted borders.

REAR

Well presented rear garden. raised block paved patio with covered gazebo, steps leading to the rear garden. Paved path leading to the rear garden, Two lawns, block paved patio/driveway to the rear. Gate access to the rear lane. Door to the garage.

GARAGE 24'4" x 11'2" (7.42 x 3.41)

Detached garage. Up and over door. Door access to the rear garden.

