



22 Cae Llwyd, Caerphilly, CF83 3HB

**Asking Price £305,000**

- FREEHOLD DORMER STYLE BUNGALOW
- TWO RECEPTION ROOMS
- DRIVEWAY
- SOUTH FACING GARDEN
- WALKING DISTANCE TO LOCAL AMENITIES
- THREE BEDROOMS
- MASTER BEDROOM WITH ENSUITE
- GARAGE WITH ELECTRIC DOOR
- CUL DE SAC LOCATION
- EPC - C COUNCIL TAX BAND D

Located on the cul de sac of Cae Llwyd, Caerphilly, this well-maintained three-bedroom semi-detached dormer bungalow is an ideal home for anyone looking for a property that is centrally located and within walking distance to the amenities that Caerphilly has to offer.

Internally the property comprises entrance hallway, kitchen/breakfast room, living room with patio doors to the rear south facing garden plus an additional reception room that is currently being used as a dining room. Further to this the ground floor offers a double bedroom plus walk in wet room.

To the first floor the master bedroom boasts the added luxury of an ensuite fitted with a bath, wc and wash hand basin, ensuring privacy and comfort for the homeowners. An additional single bedroom is located on the first floor making them suitable for family, guests, or even a home office.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
69	75	A	A
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>	

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### Entrance Hallway

Entered via composite door. Storage cupboard. Stairs to first floor;

### Kitchen 12'0 x 8'10 (3.66m x 2.69m)

Fitted with a range of matching base and wall units with worktop space over. Inset sink, integrated dishwasher, space for appliances. PVC window to rear;

### Living Room 12'0 x 11'8 (3.66m x 3.56m)

Patio doors to rear. Space for electric fire with brick surround. Storage cupboard;

### Dining Room 11'10 x 11'8 (3.61m x 3.56m)

PVC window to front;

### Bedroom 10'7 x 9'5 (3.23m x 2.87m)

Ground floor. PVC window to front;

### Wetroom

Wet room fitted with shower over, wash hand basin and wc. PVC window to side;

### Landing

Access to first floor rooms;

### Master Bedroom 14'7 max x 11'2 max (4.45m max x 3.40m max)

Velux window. Built in wardrobes. Storage cupboard housing combi boiler. Eaves storage. Door into;

### Ensuite Bathroom

Fitted with a three piece suite comprising panelled bath, wash hand basin and wc. Velux window;

### Bedroom 10'7 max x 7'11 max (3.23m max x 2.41m max)

Velux window. Eaves storage;

### Outside

Driveway to side leading to a single garage with electric door and side door. Garage fitted with power and electric. Side gate access to enclosed south facing rear garden comprising decked area, plus a separate patio section with hedge surround.

