



6 Clos Morgan Gruffydd, Caerphilly, CF83 4DB

**Asking Price £430,000**

- Large Family Home
- Quiet Cul De Sac Location
- Two Reception Rooms
- Large Utility Room
- Four Double Bedrooms
- Ample Parking
- Study
- Low Maintenance Rear Garden with Further Potential
- EPC Rating - C
- Rare to the Market

Situated in a peaceful cul-de-sac in Abertridwr, this impressive four double-bedroom self-build family home offers generous and versatile living accommodation throughout, making it ideal for mfamily life.

The ground floor features two spacious reception rooms, providing excellent space for both relaxation and entertaining, together with a dedicated study that is perfect for home working. At the heart of the home is a large kitchen/dining area, offering an ideal space for family gatherings and social occasions. Complementing this is a larger-than-average utility room, providing ample storage and practical workspace.

To the first floor, the property boasts four well-proportioned double bedrooms and a spacious family bathroom fitted with a four-piece suite, including both a bath and separate shower.

Externally, the property benefits from a substantial driveway providing ample off-road parking, alongside an integrated garage. To the rear is a low-maintenance garden designed for easy upkeep, as well as an additional garden area that is currently overgrown but presents a fantastic opportunity for landscaping and enhancement, offering tremendous potential to create a superb outdoor space.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
73	79		

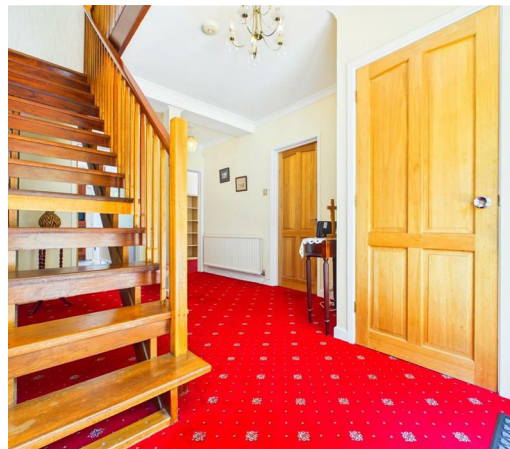
Very energy efficient - lower running costs  
Very environmentally friendly - lower CO<sub>2</sub> emissions  
Not energy efficient - higher running costs  
Not environmentally friendly - higher CO<sub>2</sub> emissions

EU Directive 2002/91/EC

**02920 881 441**  
caerphilly@aktons.co.uk

60 Cardiff Road,  
Caerphilly, CF83 1JQ

**aktons.co.uk**



### **Entrance Hallway**

Entered via PVC door. Stairs to first floor. Door into garage.

### **WC**

Fitted with two piece suite comprising wc and wash hand basin.

### **Dining Room**

Large PVC window to front. Double doors into.

### **Living Room**

Patio doors to rear. Door into.

### **Kitchen/Dining Room**

Fitted kitchen with matching base and wall units with worktop space over. Integrated gas cooker, eye level oven, integrated fridge and freezer, integrated dishwasher. Space for table and chairs. PVC window to rear and door into.

### **Utility Room**

Fitted with wall and unit base. Space for washing machine and tumble dryers. PVC window and door to rear.

### **Study**

PVC window to side.

### **Landing**

PVC window to front. Access to all first floor rooms.

### **Master Bedroom**

PVC window to front and side.

### **Bedroom Two**

PVC window to front and side.

### **Bedroom Three**

PVC Window to rear. Fitted wardrobes.

### **Bedroom Four**

PVC window to rear.

### **Bathroom**

Fitted with a four piece suite comprising panelled bath, shower, wash hand basin and wc. PVC window to front.

### **Outside**

Gated access to enclosed front garden which is laid to lawn with shrubs surround. Driveway leading to integrated garage. Side access to a low maintenance rear garden which is laid to patio. A further section of the garden which is currently overgrown offers further potential.

