



79B Church Street, Caerphilly, CF83 8ED

Price £280,000

- IMMACULATELY PRESENTED FREEHOLD SEMI DETACHED HOUSE
- WALKING DISTANCE TO LOCAL AMENITIES
- KITCHEN
- THREE BEDROOM
- EPC RATING C/ COUNCIL TAX BAND D
- LOCATED IN THE SOUGHT AFTER VILLAGE OF BEDWAS
- LOUNGE/DINING ROOM/CONSERVATORY
- FIRST FLOOR BATHROOM
- FRONT & REAR GARDEN/ DRIVEWAY TO THE SIDE
- NO ONWARD CHAIN

****FREEHOLD THREE BEDROOM SEMI DETACHED HOUSE**** located in the sought after village of Bedwas within walking distance to local amenities, primary and comprehensive schools. Good road links to Cardiff and Newport. The property consists of:- Entrance hall, lounge, dining room, conservatory, kitchen to the ground floor. Three bedrooms and shower room to the first floor. Upvc double glazing and gas central heating. Spacious garden to the front with driveway to the side. Enclosed rear garden Detached garage with power and lighting. EPC rating C. Council Tax banding D. ****NO ONWARD CHAIN****

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
69	76		

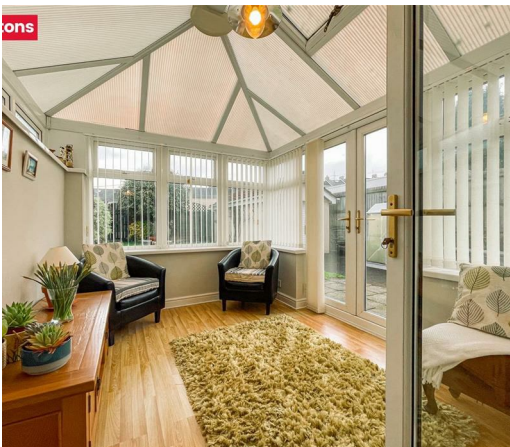
Very energy efficient - lower running costs
Very environmentally friendly - lower CO₂ emissions
Not energy efficient - higher running costs
Not environmentally friendly - higher CO₂ emissions

EU Directive 2002/91/EC

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ENTRANCE HALL

Via Upvc double glazed door to entrance hall. Coved ceiling, laminate flooring, stairs to the first floor, coat rack.

LOUNGE 15'4 x 12'6 (4.67m x 3.81m)

Upvc double glazed window to the front. Coved ceiling, dado rail, fitted carpet. Radiator with cover. Open plan to dining room.

DINING ROOM 11'5 x 8'4 (3.48m x 2.54m)

Double glazed French doors giving access to the conservatory. Coved ceiling, dado rail, radiator. Under stairs storage cupboard, fitted carpet, radiator.

KITCHEN 11'5 x 7'2 (3.48m x 2.18m)

Upvc double glazed window to the rear. Upvc double glazed door to the side. Roll over preparation surface with inset sink drainer, tiled splashback. Fitted wall and base units, integrated eye level electric oven, inset gas hob with overhead extractor hood. space for automatic washing machine and fridge freezer

CONSERVATORY 11'3 x 9'5 (3.43m x 2.87m)

Upvc double glazed window to the sides and rear. Upvc double glazed French doors opening to the garden. Laminated flooring. Double glazed French doors opening to the dining room.

LANDING

Loft access. Fitted carpet, airing cupboard, spindle balustrade.

BEDROOM ONE 14'8 x 10' (4.47m x 3.05m)

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

BEDROOM TWO 12'1 x 10' (3.68m x 3.05m)

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

BEDROOM THREE 9'5 x 6'5 (2.87m x 1.96m)

Upvc double glazed window to the front. Coving, fitted shelving, laminate flooring, radiator.

BATHROOM

Obscure double glazed window to the rear. Double shower cubicle with electric Mira Shower, pedestal wash hand basin, low level W.C. Tiled walls and floor. Spot lighting to the ceiling, chrome heated towel rail.

FRONT

Spacious front garden. Driveway to the side, garden laid with lawn, mature shrubs. Crazy paving path leading to front entrance. Wall boundaries. Side gate access to the rear property and the garage. (Gate and fence to the side would need to be removed to use the garage and extra drive space).

REAR

Paved patio to the side of the conservatory. Lawned garden with mature shrubs, Rear gate access.

GARAGE

Up and over door. Power and lighting.

NO ONWARD CHAIN