



aktons
sales & lettings

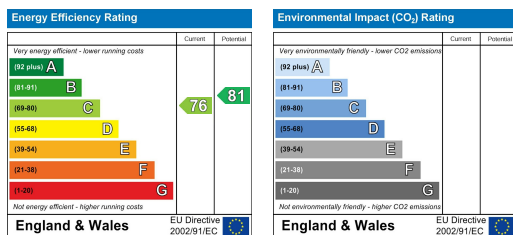


22 Emanuel Close, Caerphilly, CF83 1SG

Price £225,000

- FREEHOLD TWO BEDROOM SEMI DETACHED HOUSE
- LOUNGE
- BATHROOM
- GOOD ROAD LINKS TO CARDIFF VIA THE MOUNTAIN ROAD AND A470
- NO ONWARD CHAIN
- LOCATED ON THE SOUGHT AFTER CASTLE VIEW ESTATE
- KITCHEN/BREAKFAST ROOM
- GARAGE & DRIVEWAY
- EPC RATING C/COUNCIL TAX BAND C

****FREEHOLD SEMI DETACHED HOUSE LOCATED ON THE SOUGHT AFTER CASTLE VIEW ESTATE.** Walking distance to local amenities & primary School. Good road links to Cardiff via the mountain road or A470. The property consists of:- Entrance porch, lounge, kitchen/breakfast room, two double bedrooms, bathroom. Garage and driveway. EPC rating C. Council tax band C. ****NO ONWARD CHAIN****



02920 881 441
caerphilly@aktons.co.uk

60 Cardiff Road,
Caerphilly, CF83 1JQ

aktons.co.uk



ENTRANCE PORCH

Via Upvc double glazed door to entrance porch. Storage cupboard.

LOUNGE 12'4" x 14'3" (3.78 x 4.36)

Upvc double glazed window to the front. Stairs to the first floor with spindle balustrade. Fire surround with inset gas fire. Door to the kitchen.

KITCHEN/BREAKFAST ROOM 12'6" x 9'4" (3.83 x 2.87)

Upvc double glazed window overlooking the garden. Double glazed door giving access to the rear garden. Fitted wall and base units, roll over preparation surface with inset 1.5 sink drainer with chrome mixer tap. Double electric oven with inset gas hob overhead extractor fan, tiled splash back. Space for fridge/freezer and automatic washing machine, integrated dishwasher. Radiator, laminate flooring, space for table and chairs.

LANDING

Fitted carpet, loft access.



BEDROOM ONE 8'7" x 9'3" (2.62 x 2.83)

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

BEDROOM TWO 8'8" x 11'9" (2.65 x 3.60)

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

BATHROOM

Obscure Upvc double glazed window to the side. Panelled bath with mains shower above, glass shower screen. Vanity unit housing wash hand basin with chrome mixer tap, tiled splash back. low level W.C. Airing cupboard housing combination gas boiler, chrome heated towel rail. Vinyl floor covering.

FRONT

Paved path to front and side entrance to the rear garden. lawned garden with mature shrubs.

REAR

Low maintenance rear garden. Paved patio, stone chippings. Fenced & wall boundaries. Gate access to the side. Outside tap, double socket.

GARAGE & DRIVEWAY

Driveway for one car. Up and over door access to the garage.

NO ONWARD CHAIN

