

40 Heol Ysgubor, Caerphilly, CF83 1SR



Estate Agents and
Chartered Surveyors

Asking Price Of

£449,950



Detached Property

4

2

3

2

Property Description

**** FOUR BEDROOM DETACHED ** LARGE PLOT ** MODERN KITCHEN, BATHROOM & ENSUITE **** A bright & spacious four bedroom detached family house in a choice and highly regarded location, close to local amenities and transport links. Spacious entrance hallway, cloakroom, bay fronted lounge, dining room with french doors to rear garden, modern 'Howdens' kitchen with quartz worktops and integrated appliances. To the first floor there are four bedrooms, principal bedroom with ensuite bathroom and a separate family bathroom. Gas central heating (boiler approx 2 years old), uPVC double glazing. Large & private rear garden comprising paved patio. Driveway to front leading to the detached single garage. EPC Rating: C

Tenure Freehold

Council Tax Band F

Floor Area Approx 1134 sq ft

**Viewing Arrangements
Strictly by appointment**

LOCATION

Situated on the popular Castle View Estate in Caerphilly. The property is located in a popular residential area close to local shops and amenities with good transport links nearby. It is a short drive to Caerphilly Town Centre, the historic Caerphilly Castle and all local amenities.

ENTRANCE HALLWAY

10' 11" x 6' 5" (3.33m x 1.96m)

Approached via a quality composite entrance door leading to the spacious entrance hallway, under stairs storage cupboard, quality tiled flooring, staircase to first flooring, doors to all rooms and radiator.

CLOAKROOM

Quality white suite comprising low level wc, vanity wash basin with storage below, quality tiled flooring, obscure glass window to front and radiator.

LOUNGE

16' 1" x 12' 7" (into bay)(4.92m x 3.86m)

A large principal reception with bay fronted window, additional window to side, quality oak flooring, feature marble fireplace and two radiators.

DINING ROOM

9' 8" x 9' 4" (2.97m x 2.86m)

With french doors to the rear garden, quality oak flooring, ample space for large family dining table. Radiator.

KITCHEN AND BREAKFAST ROOM

15' 10" x 9' 8" (4.85m x 2.97m)

Quality Howdens fitted kitchen well appointed along three sides in cream high gloss fronts beneath quartz worktop surfaces, inset 1.5 bowl sink with worktop side drainer, inset five ring induction hob with curved glass cooker hood above, integrated oven and microwave oven combi with plate warming drawer below, matching range of eye level wall cupboards, two windows to rear with matching quartz sill, worktop breakfast bar, integrated dishwasher, radiator and open plan with utility/kitchen continuation.

UTILITY ROOM

7' 4" x 5' 5" (2.26m x 1.67m)

With matching kitchen units and quartz worktops with integrated washing machine and integrated tumble dryer. Matching eye level wall cupboards and central space for American style fridge freezer, quality tiled flooring, radiator and uPVC double glazed door to side.

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FIRST FLOOR

LANDING

Approached via a full turning staircase leading to the central landing area, window to side, airing cupboard and access to part boarded roof space via retractable ladder.

BEDROOM ONE

13' 7" x 11' 7" (4.15m x 3.54m)

An exceptional principal bedroom being spacious and having a tall vaulted ceiling. Window to front, range of built in wardrobes, quality laminate flooring, radiator and door to ensuite.

ENSUITE BATHROOM

7' 4" x 5' 5" (2.26m x 1.67m)

Modern white suite comprising low level wc, vanity wash basin with storage below, panelled bath with twin head chrome shower above, window to side recessed spotlights, wood plank effect tiled flooring, full wall tiling, extractor fan and chrome heated towel rail.

BEDROOM TWO

10' 10" x 9' 11" (3.32m x 3.03m)

Overlooking the delightful rear garden, a second double bedroom, quality laminate flooring and radiator.

BEDROOM THREE

9' 5" x 7' 7" (2.89m x 2.33m)

Aspect to rear, a third good sized bedroom, laminate flooring and radiator.

BEDROOM FOUR

9' 3" x 6' 11" (max)(2.82m x 2.13m)

Aspect to front, laminate flooring and radiator.

FAMILY BATHROOM

6' 5" x 6' 3" (1.96m x 1.93m)

Quality white suite comprising low level wc, vanity wash hand basin with an abundance of storage and work surface, panelled bath with twin head chrome shower, recessed spotlights, extractor fan, full wall tiling, wood plank effect tiled flooring, obscure glass window to rear and chrome heated towel rail.

OUTSIDE

REAR GARDEN

Enjoying a southerly aspect, a sizeable rear garden comprising large paved patio leading up to an area of lawn with inset plants and shrubs. Water feature and pond. Enclosed by conifer hedgerow. Outside tap. Outside light. Timber gate to side. Power points.

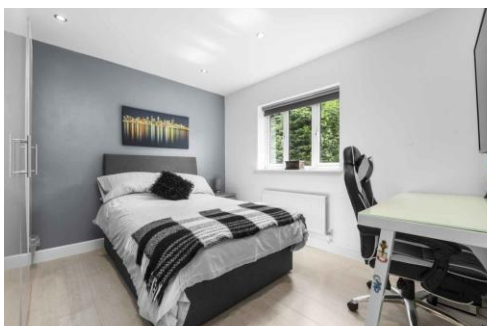
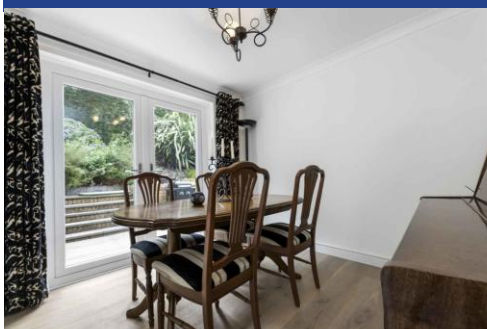
FRONT GARDEN

Area of lawn and decorative stones with paved pathways to front door and side gate. Long driveway leading to garage.

GARAGE

Up and over access door. Power and lighting.

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GROUND FLOOR
571 sq.ft. (53.1 sq.m.) approx.



1ST FLOOR
563 sq.ft. (52.3 sq.m.) approx.



TOTAL FLOOR AREA : 1134 sq.ft. (105.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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