

Caldey Island Way,
Caerphilly,
Mid Glam.
CF8 2AY
Offered Between £230,000 - £240,000 - Normal



- Most Attractive Larger Style 3 Bedroom Detached Property
- Sought After Location
- Lounge, Dining Room, Kitchen, Utility
- Family bathroom, Cloakroom and ensuite
- South facing larger than average rear garden
- Integral Garage

Ref: PRA10348

Viewing Instructions: Strictly By Appointment Only



General Description

Reliant Estate Agents are delighted to offer this very attractive well presented 3 bedroom detached property with driveway and integral garage for sale. Offering lounge, dining room, kitchen breakfast room, utility room, family bathroom, cloakroom and Master with ensuite, South Facing really good size rear garden. Situated on the popular Castle View Estate and being one of the larger style properties on a corner position it wont be around for long. MUST VIEW PROPERTY. Close to A470 providing easy access to Cardiff and the surrounding areas. Also close to local amenities.

Accommodation



Entrance Hall

Through the obscure double glazed Upvc front door to the hallway with smooth painted walls and ceiling with coving. The flooring recently fitted with slate style vinyl , double central heating radiator and central light fitting. Stairs to first floor. Doors to Lounge, Kitchen and Cloakroom.



Cloak Room

Obscure Upvc window to the front of the property with pedestal wash hand basin with mixer tap over and splash-back tiles and close coupled W.C. in white. Smooth painted walls and ceiling with inset fan and central heating radiator on the wall. Central light fitting.



Lounge (12' 10" x 10' 10") or (3.90m x 3.30m)

Overlooking the front of the property through the double glazed Upvc window the lounge is open to the dining room with a square shaped opening. Recently fitted oak wooden flooring throughout the lounge and dining room. Smooth walls and ceiling with coving. Double central heating radiator and central light fitting.



Dining Room (9' 2" x 8' 10") or (2.80m x 2.70m)

Overlooking the rear of the property through the double glazed Upvc French Doors leading to the garden. Opening to the Lounge and door to the kitchen. Smooth painted walls and ceiling with coving. Oak wooden flooring recently fitted. Central light fitting and single radiator.



Kitchen/Breakfast room (12' 6" x 12' 2") or (3.80m x 3.70m)

The kitchen is overlooking the rear garden through the double glazed Upvc window. It is a really good size and offers plenty of space for a dining table. Fitted with a range of wall and floor units in light wood with coordinating work surfaces over and coordinating tile effect vinyl flooring. Inset one and half sink with drainer and mixer tap. Integrated Electric oven and gas hob with extractor fan over. Space for Fridge freezer and dishwasher. Tiled splash-back and smooth painted walls and ceiling with inset spot lights. Door to storage cupboard and door to hallway. Central heating radiator.



Utility Room (9' 2" x 5' 7") or (2.80m x 1.70m)

Double glazed Upvc door leading to the rear of the property and the rear garden. Another door leads to the integral garage. A range of floor units with coordinating work surfaces and inset sink and drainer with mixer tap over and splash back tiles. Space for washing machine and tumble dryer. Wall mounted Worcester combination boiler. Smooth painted walls and ceiling, Vinyl flooring



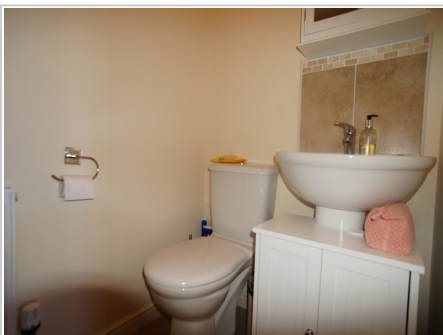
Staircase and Landing

Neutral carpet on the staircase and landing. Double glazed Upvc window overlooking the side of the property. Doors to all bedrooms, family bathroom and storage cupboard. Loft access.



Master Bedroom (11' 2" x 11' 2") or (3.40m x 3.40m)

Double glazed Upvc window overlooking the front of the property. neutral carpet on the floor. Smooth painted walls and ceiling, central light fitting and single radiator. Door to shower ensuite.



En-suite shower room

Separate shower cubicle with glazed door and shower fitment over. Pedestal wash hand basin enclosed in cupboard with tiled splash back and close coupled W.C. single radiator and carpet on the floor.



Bedroom 2 (11' 2" x 8' 6") or (3.40m x 2.60m)

Double bedroom with double glazed window overlooking the rear of the property. Neutral fitted carpet, smooth painted walls and ceiling with central light fitting and radiator.



Bedroom 3 (8' 0" x 6' 08") or (2.44m x 2.03m)

Double glazed Upvc window overlooking the front of the property. Neutral fitted carpet, smooth painted walls and ceiling with central light fitting and radiator.



Family Bathroom

Double glazed obscure Upvc window overlooking the rear of the property. Three piece suite in white consisting of a bath with mixer tap shower, pedestal wash hand basin with mixer tap and close coupled W.C. Partially tiled and part smooth painted walls and ceiling with central light fitting. Double radiator and extractor fan



Rear Garden

The rear garden can be accessed via the pathway at the side of the property. It is a good space mainly lawn and South Facing. It is fully enclosed with wooden fencing. There is a small patio area for dining just outside the french door and a garden shed.

Front Garden

The front garden is mainly lawn with a line of small shrubs enclosing it. There is a driveway to the side leading to the integral garage with up and over door. Door to the side of the garage with pathway leading to the rear garden. Chipping's to the side.

Services

EPC Rating:81

Tenure

We are informed that the tenure is Freehold

Council Tax

Band Not Specified



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.