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CARDIFF

VALE

CAERPHILLY

BRISTOL





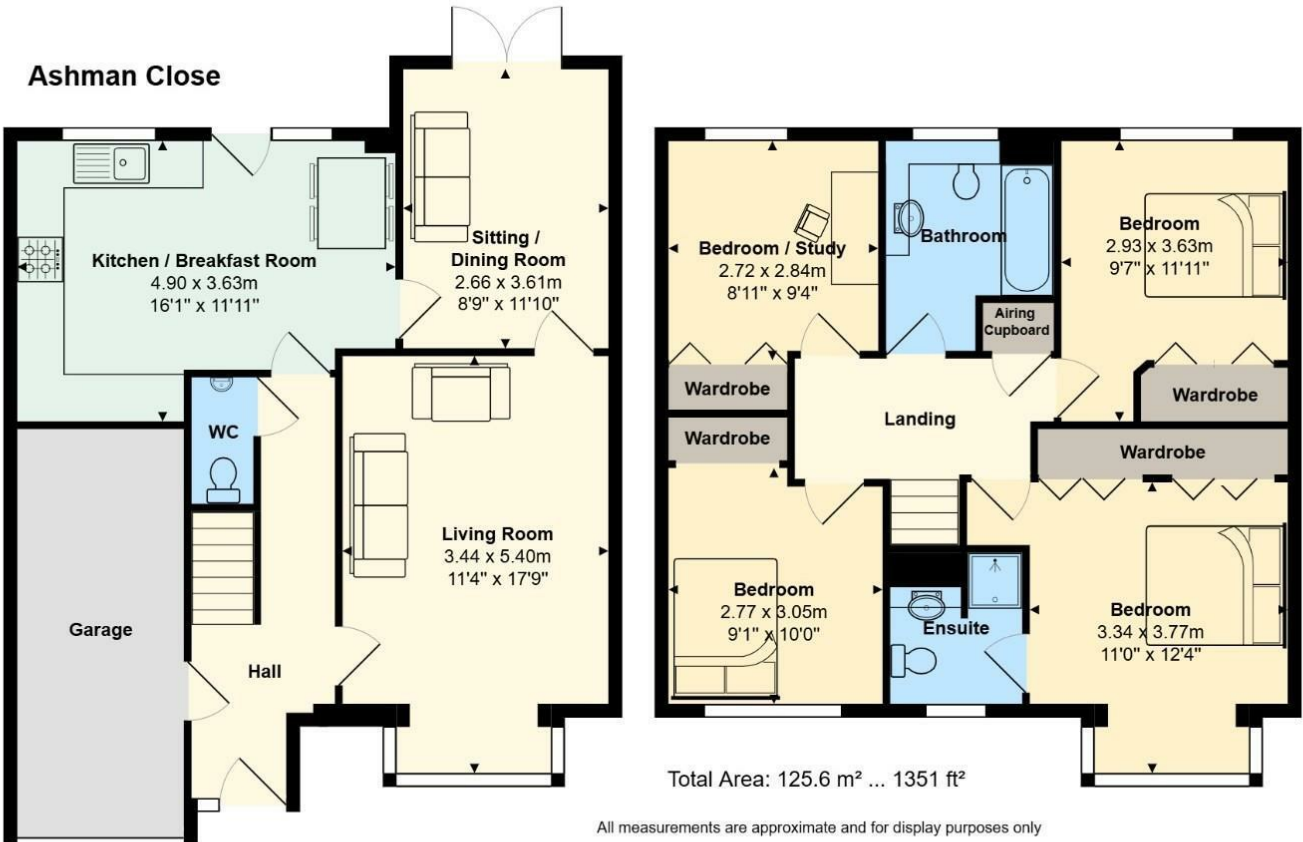
This beautifully presented four-bedroom detached residence offers generous proportions, refined living spaces, and an enviable location. Immaculately presented throughout. With solar panels owned - lowering the cost of energy bills, fully landscaped garden and drive way with integrated garage, the property is ready to move straight in!

Comments by Mr Ollie Vincent



Property Specialist
Mr Ollie Vincent
Senior valuer

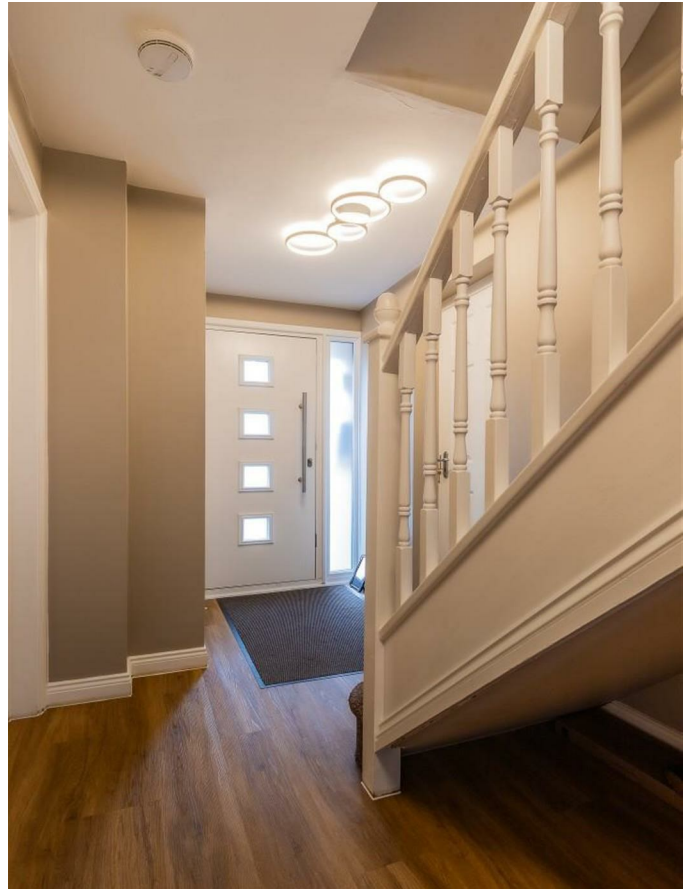
ollie.vincent@jeffreycross.co.uk



We have loved living here. Its a great residential area, and the neighbours have been wonderful.. We've enjoyed many years here, and we hope any new buyers will find the same!

Comments by the Homeowner





Ashman Close

Castle View, Caerphilly, CF83 1SU

Offers In Excess Of

£425,000



4 Bedroom(s)



2 Bathroom(s)



1351.00 sq ft



Contact our
Llanishen Branch
02920 499680

Situated in the sought after Ashman Close, Caerphilly, this charming detached house presents an exceptional opportunity for modern family living. Spanning a generous 1,351 square feet, the property features four spacious bedrooms, ensuring ample accommodation for family members or guests alike.

The heart of the home comprises a kitchen / diner and two inviting reception rooms, perfect for both relaxation and entertaining. Whether you envision cosy evenings or lively gatherings, these versatile spaces are designed to meet your every need. The convenience of a well-appointed family bathroom and an ensuite for the Master bedroom, enhances the practicality of this residence, making busy mornings and family life a breeze.

This property also boasts integrated garage and ample parking facilities, with space for up to four vehicles. The Rear Garden has been landscaped to a very high standard with plenty of seating areas. The impressive pergola complements the home beautifully, providing a welcoming environment for al fresco dining or simply enjoying the fresh air.

Recent upgrades further enhance the appeal of this residence. The installation of designer radiators downstairs in 2021, a new boiler, and an immersion heater in February 2022, ensures a warm and comfortable atmosphere throughout the year. The addition of photovoltaic panels in 2022 promotes energy efficiency, while Anglian Home Improvements has provided double glazing throughout, along with all new internal doors and an electric garage door as of April 2023. The stylish LVT flooring in the hallway and bathrooms adds a modern touch to the home.

located in a friendly community, allowing residents to enjoy suburban living while remaining conveniently close to schools, transport links and local amenities. Creazione Fitness Centre and Funtastic are a 7 minute walk away. This delightful house is a wonderful opportunity for those seeking a spacious and well-appointed home in Caerphilly. Book your viewing today!

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Hall	Bedroom / Study 8'11" x 9'3" (2.72 x 2.84)
W/C	Bathroom
Living Room 11'3" x 17'8" (3.44 x 5.40)	Garden
Sitting / Dining Room 2.66 x 3.61 (0.61m.20.12m x 0.91m.18.59m)	Tenure We are informed by our client that the property is Freehold, this is to be confirmed by your legal advisor.
Kitchen / Breakfast Room 16'0" x 11'10" (4.90 x 3.63)	Council Tax Band E
to the first floor	School Catchment Welsh Medium Primary School : Y.G.G. Y CASTELL Welsh Medium Secondary School : Y GWYNDY - YSGOL GYFUN CWM RHYMNI English Medium Primary School : CWRT RAWLIN PRIMARY English Medium Secondary School : ST. MARTINS COMPREHENSIVE SCHOOL
Landing	
Bedroom 10'11" x 12'4" (3.34 x 3.77)	
Ensuite	
Bedroom 9'7" x 11'10" (2.93 x 3.63)	
Bedroom 9'1" x 10'0" (2.77 x 3.05)	





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

