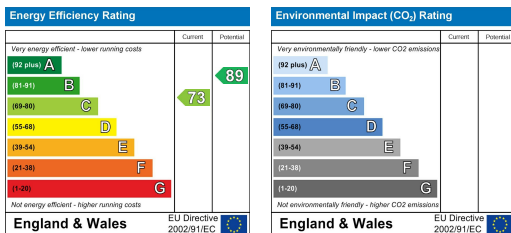


24 Llys Y Celyn, Caerphilly, CF83 3QH

Price £160,000

- IMMACULATELY PRESENTED
- LOUNGE
- RECENTLY FITTED BATHROOM
- GOOD ROAD LINKS TO THE A470
- EPC RATING C
- FREEHOLD TWO BEDROOM MID TERRACE
- RECENTLY FITTED KITCHEN
- NICELY KEPT GARDENS
- WALKING DISTANCE TO CAERPHILLY TOWN
- COUNCIL TAX BANDING B



02920 881 441
caerphilly@aktons.co.uk

60 Cardiff Road,
Caerphilly, CF83 1JQ

aktons.co.uk

****IMMACULATELY PRESENTED TWO BEDROOM MID TERRACE HOUSE****. Walking distance to Caerphilly Town Centre, good road links to A470 commuting to Cardiff & Merthyr Tydfil. Walking distance to local shop and primary school. The property consists of:- Entrance hall, lounge, kitchen, bathroom, two bedrooms. Nicely kept front and rear gardens. Upvc double glazed windows, gas central heating. EPC rating C . Council Tax band. B



ENTRANCE

Via Upvc double glazed door to entrance hall. Stairs to the first floor, radiator, fitted carpet.

LOUNGE/DINER 17'7" x 11'10" narrowing to 9'5" (5.36 x 3.61 narrowing to 2.89)

Upvc double glazed window to the front. Coved ceiling, radiator, fitted carpet, door to the kitchen.

KITCHEN 11'10" x 6'11" (3.61 x 2.11)

Upvc double glazed window to the rear overlooking the garden. Upvc double glazed door to the rear. Recently fitted kitchen. Fitted wall and base units, roll over preparation surface with inset sink/drain, tiled splash back, integrated electric oven, inset electric hob with overhead extractor fan. Plinth, heater, space for upright fridge/freezer, Baxi combination gas boiler housed in cupboard. Amtico flooring.

LANDING

Loft access, fitted carpet, doors to all rooms.

BEDROOM ONE 11'8" x 8'9" (3.58 x 2.68)

Upvc double glazed window to the front. Fitted wardrobes with mirror fronted doors with hanging rails. Coved ceiling, radiator, fitted carpet.

BEDROOM TWO 6'9" x 10'10" (2.07 x 3.31)

Upvc double glazed window to the rear. Coved ceiling, radiator, fitted carpet. Built in wardrobe with hanging rail.

BATHROOM 4'9" x 7'9" (1.46 x 2.38)

Obscure Upvc double glazed window to the rear. Recently fitted bathroom comprising of:- Panelled bath with shower mixer taps, vanity unit housing wash hand basin with storage cupboard with soft closing doors. Low level W.C Tiled splash back, radiator. Amtico flooring.

FRONT

Paved path leading to front entrance, lawned garden with raised flower border.

REAR

Nicely presented rear garden not over looked from the rear. Fenced boundaries, paved patio, lawned garden with paved path. Wood storage shed to remain. Outside tap.

