



aktons
sales & lettings



24 Llys Y Celyn, Caerphilly, CF83 3QH

Offers In Excess Of £158,000

- IMMACULATELY PRESENTED OFFERS IN EXCESS OF £158,000
- LOUNGE
- RECENTLY FITTED BATHROOM
- GOOD ROAD LINKS TO THE A470
- EPC RATING C
- FREEHOLD TWO BEDROOM MID TERRACE
- RECENTLY FITTED KITCHEN
- NICLEY KEPT GARDENS
- WALKING DISTANCE TO CAERPHILLY TOWN
- COUNCIL TAX BANDING B

****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 ****OFFERS IN EXCESS OF £158,000****

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		89	73
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
	(1-20) G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			

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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.

