



3 Rhos Llantwit, Caerphilly, CF83 3GL

**Price £255,000**

- FREEHOLD THREE BEDROOM SEMI DETACHED HOUSE
- KITCHEN
- FIRST FLOOR BATHROOM
- REAR GARDEN
- GOOD ROAD LINKS TO CARDIFF & NEWPORT
- LOUNGE/DINER
- W.C.
- AMPLE OFF ROAD PARKING
- EPC RATING B/ COUNCIL TAX BANDING D
- WALKING DISTANCE TO CAERPHILLY TOWN CENTRE.

**\*\* THREE BEDROOM MODERN SEMI DETACHED HOUSE\*\*** Within walking distance to Caerphilly Town centre, Caerphilly Castle, schools and train station commuting to Cardiff and the valley lines. Good road links to the A470 & Newport. The property consists of:- Entrance hall, W.C. kitchen, bathroom. Enclosed rear garden, parking for at least three cars. EPC rating B. Council tax band D, NO ONWARD CHAIN. Viewings highly recommended.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>	<b>83</b>	<b>95</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

  

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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**02920 881 441**  
caerphilly@aktons.co.uk

60 Cardiff Road,  
Caerphilly, CF83 1JQ

**aktons.co.uk**



### **ENTRANCE HALL**

Via composite double glazed door to entrance hall, stairs to first floor, radiator.

### **W.C.**

Low level W.C., wall mounted wash hand basin, partly tiled walls, tiled floor, radiator.

### **KITCHEN 10'5" x 10'2" (3.19 x 3.11 )**

Upvc double glazed window to the front, fitted wall and base units with roll over preparations surface, inset sink drainer with chrome mixer tap, tiled splash back, integrated fridge/freezer and automatic washing machine, integrated electric oven with inset gas hob, overhead cooker hood. Breakfast bar, radiator, tiled floor. Wall mounted Combination gas boiler.

### **LOUNGE/DINER 17'0" x 12'8" (5.19 x 3.87 )**

Upvc double glazed window to the rear. Upvc double glazed French doors giving access to the rear garden. Under stairs storage cupboard. Radiator.



### **LANDING**

Loft access, radiator. Upvc double glazed window to the side.

### **BEDROOM ONE 4.13 x 2.83**

Upvc double glazed window to the front, fitted carpet, radiator.

### **BEDROOM TWO 3.12 x 3.43**

Upvc double glazed window to the rear, fitted carpet, radiator.

### **BEDROOM THREE 2.37 x 1.97**

Upvc double glazed window to the rear, fitted carpet, radiator.

### **BATHROOM 2.3 x 2.25**

Spacious bathroom. Obscure Upvc double glazed window to the front, panelled bath with shower above, glass shower screen, pedestal wash hand basin, low level W.C., partly tiled walls with matching tiled floor. Heated towel rail.

### **FRONT**

Ample off road parking, cobbled stone area giving extra parking space, Shrub and fenced boundaries, side gate access to the rear. Wall mounted light.

### **REAR GARDEN**

Enclosed rear garden, wall and fenced boundaries, paved patio, two steps leading to cobbled stone area.

