



5 Blackbrook, Treharris, CF46 5LY

Price £285,000

- FREEHOLD FOUR BEDROOM END OF TERRACE
- GROUND FLOOR BEDROOM
- KITCHEN
- FRONT & REAR GARDENS
- FREEHOLD/EPC RATING D/COUNCIL TAX BANDING B
- LOUNGE/DINER
- GROUND FLOOR SHOWER ROOM
- THREE BEDROOMS & FAMILY BATHROOM TO THE FIRST FLOOR
- VIEWS TO THE FRONT OF THE PROPERTY
- GOOD ROAD LINKS TO THE A470

****SPACIOUS FOUR BEDROOM END OF TERRACE HOUSE**** Located in the village of Treharris, access to shops schools and bus stop. Good road links to the A470. The property consist of:- Entrance porch, entrance hall, lounge/diner, kitchen, inner passageway, ground floor bedroom, ground floor wet room, three bedrooms to the first floor, dressing room, family bathroom. Front & Rear gardens. Views to the front of the property. Council tax banding B. EPC rating D. NO ONWARD CHAIN.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
61	83		

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

Environmental Impact (CO₂) Rating: Very environmentally friendly - lower CO₂ emissions. Scale: A (81-91), B (69-80), C (55-68), D (39-54), E (21-38), F (1-20). Not environmentally friendly - higher CO₂ emissions. EU Directive 2002/91/EC.

02920 881 441
caerphilly@aktons.co.uk

60 Cardiff Road,
Caerphilly, CF83 1JQ

aktons.co.uk



ENTRANCE PORCH

Via double glazed composite door to entrance porch.

ENTRANCE HALL

Via Wood glazed door to entrance hall. Wooden floor, Original Coved ceiling, radiator. Carpeted stairs to the first floor.

LOUNGE DINER 12'11" x 21'10" (3.96 x 6.68)

Upvc double glazed window to the front. Wooden floor, two radiators, three storage cupboard located in the alcoves, spot lighting to the ceiling.

KITCHEN 8'7" x 12'3" (2.63 x 3.75)

Upvc double glazed window to the side. Fitted Pine wall and base units, roll over preparation surface with inset sink drainer, tiled splash back. Plumbing and space for automatic washing machine, integrated electric oven, hob and extractor hood. space for fridge freezer, Tiled floor, radiator, under stairs storage cupboard.

INNER PASSAGEWAY

Upvc double glazed french doors giving access to the rear garden. Double glazed sky light windows. Open plan to inner passageway with storage cupboard with hanging rail. Wooden floor, spot lighting to the ceiling.

GROUND FLOOR SHOWER WET ROOM

Wall mounted vanity wash hand basin, walk in shower with mains shower, low level W.C. Chrome heated towel rail, Partly tiled walls, tiled floor.

GROUND FLOOR BEDROOM/RECEPTION ROOM 7'8" x 11'0" (2.35 x 3.36)

Upvc double glazed window to the side. Wooden floor, radiator.

LANDING

Spindle balustrade, wooden floor, storage cupboard with shelving, coved ceiling with spot lighting. Loft Access.

BEDROOM ONE 11'4" x 10'5" (3.47 x 3.18)

Upvc double glazed window to the rear. Fitted carpet, radiator. Mirror fronted wardrobe to remain.

BEDROOM TWO 9'7" x 10'11" (2.94 x 3.35)

Upvc double glazed window to the front. Fitted carpet, radiator, mirror fronted wardrobes to remain.

BEDROOM THREE 7'0" x 7'3" (2.15 x 2.23)

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

DRESSING AREA/STUDY 7'10" x 5'2" (2.39 x 1.59)

Wooden floor, radiator, storage cupboard housing Ideal combination gas boiler & hanging rail.

FIRST FLOOR BATHROOM 9'7" x 6'0" (2.94 x 1.83)

Obscure Upvc double glazed window to the side. Bath, double shower cubicle with mains shower, low level W.C. Vanity unit housing wash hand basin. Partly tile walls, tiled floor. Chrome heated towel rail. Wall mounted mirror.

FRONT

Gate access to steps leading to front entrance and paved courtyard that follows around to the side with wooden Pagoda, Hedge boundaries.

REAR

Paved Court yard with path and steps leading to rear garden. Fenced and mature shrub boundaries.

NO ONWARD CHAIN

