



144 Van Road, Caerphilly, CF83 1LD

**Price £200,000**

- SPACIOUS FREEHOLD THREE BEDROOM MID TERRACE HOUSE
- GOOD ROAD LINKS TO NEWPORT & CARDIFF
- SPACIOUS LOUNGE
- KITCHEN
- FIRST FLOOR BATHROOM
- WALKING DISTANCE TO CAERPHILLY TOWN CENTRE, TRAIN STATION & SCHOOLS
- LOVELY WALKS AROUND THE HISTORIC CAERPHILLY CASTLE
- DINING ROOM
- UTILITY ROOM
- BASEMENT. COUNCIL TAX BAND C. EPCE RATING C.

**\*\*SPACIOUS MID TERRACE THREE DOUBLE BEDROOM HOUSE\*\*** Walking distance to the Town Centre and Caerphilly Historic Castle. Good road links to Newport, Cardiff and Merthyr. Walking distance to primary and comprehensive schools. The house consists of:- Spacious lounge, dining room, kitchen, utility room, rear porch, three double bedrooms, first floor bathroom, outside W.C. Spacious basement with light. Well kept rear garden. EPC rating C. Council tax band C. **\*\*NO ONWARD CHAIN\*\***.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>		Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
	87		
	70		

Not energy efficient - higher running costs  
EU Directive 2002/91/EC  
England & Wales

Not environmentally friendly - higher CO<sub>2</sub> emissions  
EU Directive 2002/91/EC  
England & Wales

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#### **ENTRANCE PORCH**

Via Upvc double glazed door to entrance porch, partly tiled walls. Wooden glazed door access to the entrance hall.

#### **ENTRANCE HALL**

Dado rail, stairs to the first floor, understairs storage, radiator.

#### **LOUNGE 23'3" x 11'8" (7.11 x 3.57)**

Upvc double glazed bay window to the front. Upvc double glazed window to the rear. Wall mounted electric fire, two radiators, coved ceiling. Fitted carpet.

#### **DINING ROOM 9'9" x 9'8" (2.98 x 2.96)**

Upvc double glazed window to the side. laminate flooring, radiator.

#### **KITCHEN 9'9" x 6'1" (2.98 x 1.87)**

Upvc double glazed window to the rear and side. Fitted wall and base units, roll over preparation surface with inset sink drainer, tiled splash back. Space for upright fridge freezer, washing machine and gas cooker. Vinyl flooring, laundry hanging rack with pull cords to the coved ceiling. Radiator.

#### **UTILITY AREA 6'7" x 4'10" (2.03 x 1.49)**

Upvc double glazed door leading to the rear porch. Fitted base unit and draws with work surface. shelving above, vinyl flooring/

#### **REAR PORCH**

Upvc double glazed windows and door giving access to the rear garden. Steps down to the garden.

#### **LANDING**

Turned landing. Dado rail.

#### **BEDROOM ONE 14'11" x 10'7" (4.57 x 3.25)**

Two Upvc double glazed windows to the front. Fitted carpet, radiator.

#### **BEDROOM TWO 11'2" x 10'3" (3.41 x 3.14)**

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

#### **BEDROOM THREE 11'10" x 9'9" (3.61 x 2.98)**

Upvc double glazed window to the rear. Fitted carpet, radiator. Airing cupboard with shelving and combination gas boiler.

#### **FIRST FLOOR BATHROOM**

Walk in shower with electric shower (suitable for disabled). low level W.C. Pedestal wash hand basin, tiled splash back, non slip flooring. Radiator. Obscure Upvc double glazed window to the side.

#### **BASEMENT**

Door access to the spacious basement that runs the length of the property with loads of potential.

#### **OUTSIDE W.C.**

Low level W.C.

#### **REAR GARDEN**

Gate access to the rear. Lawned garden with mature shrubs. concrete patio to the rear. Access to the basement and outside W.C.

#### **NO ONWARD CHAIN**

