



3 Graig View,, Cardiff, CF15 7UX

Price £99,999

- GROUND FLOOR ONE BEDROOM FLAT
- ENTRANCE HALL
- KITCHEN
- DOUBLE BEDROOM
- EPC RATING C. COUNCIL TAX BAND A.
- NICELY PRESENTED
- LOUNGE/DINER
- SHOWER ROOM
- CLOSE TO THE A470/GOOD ROAD LINKS TO CAERPILLY
- LEASEHOLD 88 YEARS REMAINING. CHARGES £23.16 PER MONTH

****GROUND FLOOR ONE BEDROOM FLAT**** Located in close reach to A470 and Caerphilly. Walking distance to the Taff Trail. The property consists of:- Entrance hall, lounge/diner, kitchen, shower room, double bedroom, Enclosed nicely kept rear garden. Lease 88 Years remaining. Charges £23.16 per month. COUNCIL TAX BAND A. EPC RATING C. ****Call now to secure a viewing.****

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A		Very environmentally friendly - lower CO ₂ emissions (92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
	72 76		
<small>Not energy efficient - higher running costs</small> EU Directive 2002/91/EC		<small>Not environmentally friendly - higher CO₂ emissions</small> EU Directive 2002/91/EC	

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ENTRANCE HALL

Via Upvc double glazed door giving access to the entrance hall. Fitted carpet. Coved ceiling, radiator. Two storage cupboards one housing the combination gas boiler.

LOUNGE/DINER 9'10" x 12'1" (3.02 x 3.70)

Upvc double glazed window to the rear with secondary glazing. Fitted carpet, coved ceiling, radiator, storage cupboard.

KITCHEN 8'11" x 7'9" (2.72 x 2.38)

Upvc double glazed window to the front. Fitted modern wall and base units, roll over preparation surface with inset sink/drain. Integrated electric oven, gas hob with over head extractor hood. Space for upright fridge/freezer, space and plumbing for automatic washing machine. Vinyl floor covering.

DOUBLE BEDROOM 11'10" x 12'2" (3.63 x 3.71)

Upvc double glazed window to the rear with secondary glazing. radiator.

BATHROOM 6'3" x 5'7" (1.91 x 1.72)

Obscure Upvc double glazed window to the front. Pedestal wash hand basin, low level W.C. Double shower cubicle with mains shower. Tiled splash back, radiator, fitted carpet.

REAR ENCLOSED GARDEN

Gate access to enclosed rear garden. Mature shrubs, lawned garden.

FRONT

Gate access to paved path leading to entrance door. Gate access to the rear garden.

LEASE & CHARGES

We have been informed 88 years left remaining on the lease. Monthly charges £23.16 to cover ground rent and block insurance.

