

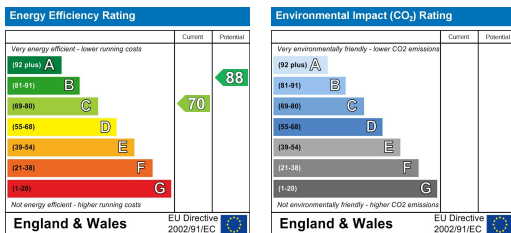


35 Ware Road, Caerphilly, CF83 1SX

**Price £200,000**

- TWO BEDROOM SEMI DETACHED HOUSE
- LOUNGE OPEN PLAN TO THE KITCHEN
- FRONT & REAR GARDENS
- WALKING DISTANCE TO LOCAL AMENITIES
- COUNCIL TAX BAND C/EPC RATING C
- LOCATED ON THE SOUGHT AFTER ESTATE CASTLE VIEW
- FIRST FLOOR BATHROOM
- OFF ROAD PARKING
- GOOD ROAD LINKS TO THE A470
- NO ONWARD CHAIN

**\*\*TWO BEDROOM SEMI DETACHED HOUSE\*\*** Located on the sought after estate Castle View, good road links to the A470. Walking distance to local amenities and lovely walks around the man made lake. The property consists of:- Open plan lounge/kitchen/diner, first floor bathroom. Front and rear gardens. Drive way to the front. EPC RATING C. COUNCIL TAX BAND C. **\*\*NO ONWARD CHAIN\*\***



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### **ENTRANCE**

Via double glazed composite door to the lounge.

### **LOUNGE (OPEN PLAN TO THE KITCHEN)**

Upvc double glazed window to the front, coved ceiling, radiator, laminate flooring. Stairs to the first floor with spindle balustrade. Open plan to the kitchen.

### **KITCHEN/DINER**

Upvc double glazed French door to the rear garden. Fitted wall and base units, roll over preparation surface with inset sink/drain. Pvc splash back. Integrated electric oven, inset gas hob with over head extractor hood. Space for automatic washing machine and fridge freezer. Space for table and chairs. Laminate flooring, coved ceiling, radiator. Open plan to lounge.

### **LANDING**

Loft access, fitted carpet, spindle balustrade.

### **BEDROOM ONE**

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

### **BEDROOM TWO**

Upvc double glazed window to the rear. Fitted wardrobes with sliding doors. Storage cupboard housing Ideal combination gas boiler. Fitted carpet, radiator.

### **BATHROOM**

Panelled bath with mixer shower taps. Pedestal wash hand basin, low level W.C. Tiled splash back and floor, radiator, extractor fan.

### **FRONT**

Driveway, side gate access to the rear.

### **REAR**

Paved patio, lawned garden, side gate access to the front. Fenced boundaries, garden shed to remain.

### **NO ONWARD CHAIN**

