



176 Pontygwindy Road, Caerphilly, CF83 3HR

Price £230,000

- IMMACULATELY PRESENTED EXTENDED THREE BEDROOM END OF TERRACE HOUSE
- KITCHEN/SPACIOUS UTILITY ROOM
- ACOUSTIC UPVC DOUBLE GLAZING REDUCING NOISE/GAS CENTRAL HEATING
- WALKING DISTANCE TO LOCAL AMENITIES
- EPC RATING D/ COUNCIL TAX BANDING C. FREEHOLD
- TWO RECEPTION ROOMS
- GROUND FLOOR BATHROOM
- FRONT FORECOURT/REAR GARDEN WITH STORAGE SHED. (previously was a garage)
- GOOD ROAD LINKS TO A470 & NEWPORT/WALKING DISTANCE TO THE TRAIN STATION
- NO ONWARD CHAIN

****IMMACULATELY PRESENTED THREE BEDROOM SPACIOUS END OF TERRACE HOUSE**** Walking distance to Caerphilly town, schools and train stations commuting to Cardiff. Good road links to the A470 and Newport. The property consists of:- Entrance hall, two reception rooms, kitchen, ground floor bathroom, spacious utility room. Three bedrooms to the first floor. Acoustic Upvc double glazing reducing noise, gas central heating, front forecourt, well kept rear garden. Spacious built storage shed to the rear (was a garage the garage door has been blocked off). EOC rating D, Council tax band C. ****NO ONWARD CHAIN****

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
82	82		
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	

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ENTRANCE HALL

Via double glazed composite door to entrance hall. Upvc double glazed window to the front. Stairs to the first floor with spindle balustrade. Wood flooring, coved ceiling, radiator.

SITTING ROOM/DINING ROOM 12'6 x 11'3 (3.81m x 3.43m)

Upvc double glazed window to the front. laminate flooring, coved ceiling, radiator.

LOUNGE 17'7 x 11'1 (5.36m x 3.38m)

Upvc double glazed window to the rear over looking the rear courtyard. Feature original red brick wall fire surround, inset log burner. Feature glass brick wall to the entrance hall. Laminate flooring, radiator. Door to the kitchen.

KITCHEN 10'2 x 9'8 (3.10m x 2.95m)

Upvc double glazed window to the side. Roll over preparation surface with inset 1.5 sink drainer, tiled splash back. Fitted wall and base units, space for gas cooker, dishwasher and fridge freezer. Laminate flooring, radiator. Worcester combination gas boiler, extractor fan. Open plan to inner passageway

INNER PASSAGEWAY

Loft access. Doors leading to the bathroom & utility room.

GROUND FLOOR BATHROOM 6'9 x 6'5 (2.06m x 1.96m)

Obscure Upvc double glazed window to side. Panelled bath with electric shower above, pedestal wash hand basin, tiled splash back, low level W.C. Chrome heated towel rail, laminate flooring.

UTILITY/STORAGE ROOM 17'7 x 10'10 (5.36m x 3.30m)

Spacious utility and storage room Door access to the rear garden, glazed window to the rear. Door access to the inner courtyard. Upvc door access to the side of the property. Plumbing for automatic washing machine, space for fridge freezer, ample shelving.

SPACIOUS UTILITY ROOM 17'2 x 10'10 (5.23m x 3.30m)

Door access to the rear garden, inner courtyard and to the side of the property. Glazed window to the rear. Power and electric.

LANDING

Coved ceiling, dado rail.

BEDROOM ONE 14'4 x 9'5 (4.37m x 2.87m)

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

BEDROOM TWO 11'3 x 9'11 (3.43m x 3.02m)

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

BEDROOM THREE 18'1 x 7'3 (5.51m x 2.21m)

Upvc double glazed window to the rear. Coved ceiling, radiator, fitted carpet. Loft Access.

FRONT

Enclosed forecourt with wall boundaries, wrought iron gate access.

REAR

Landscaped rear garden, with mature shrubs, slate chippings, lawn, path leading to the storage shed (previously was a garage). Wall and fence boundaries.

NO ONWARD CHAIN

