



28 Cefn llan Road, Caerphilly, CF83 4EE

Price £145,000

- IMMACULATELY PRESENTED FREEHOLD SEMI DETACHED BUNGALOW
- MODERN FITTED KITCHEN
- TWO DOUBLE BEDROOMS
- WALKING DISTANCE TO VILLAGE SHOPS, DOCTORS & DENTIST
- COUNCIL TAX BAND B
- LOUNGE
- SHOWER ROOM
- FRONT AND REAR GARDENS
- EPC RATING D
- NO ONWARD CHAIN

****IMMACULATELY PRESENTED**** We are pleased to offer for sale this two bedroom semi-detached bungalow located in the village of Abertridwr. Views from the front overlooking local countryside. The property consists of:- Lounge, kitchen, shower room, two double bedrooms, Utility/side porch. Upvc double glazing, gas central heating, front and rear gardens. New carpets. EPC rating D. Council tax band B. NO ONWARD CHAIN.

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	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	87	EU Directive 2002/91/EC	
England & Wales		England & Wales	

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UTILITY/PORCH 4'4" x 10'7" (1.33 x 3.23)

Double glazed composite door access to utility porch. Upvc double glazed window to the front and side, plumbing for automatic washing machine. Gas Meter box, tiled floor. Door access to the kitchen.

KITCHEN 11'9" x 10'9" (3.6 x 3.3)

Three Upvc double glazed windows to the side. Upvc double glazed window to the rear. Fitted wall and base units with roll over preparation surface, inset sink drainer. tiled splash back. Gas cooker with overhead cooker hood. Wall mounted gas boiler supplying domestic hot water and gas central heating. Space for upright fridge freezer, tiled floor.

SHOWER ROOM 6'0" x 6'1" (1.84 x 1.86)

Obscure Upvc double glazed window to the rear and side. Pedestal wash hand basin, low level W.C. recently fitted double shower cubicle with mains shower with non slip flooring. Pvc cladding splash back, radiator.



LOUNGE 9'4" x 11'11" (2.86 x 3.65)

Upvc double glazed window to the rear. Radiator, new fitted carpet.

BEDROOM ONE 13'9" x 13'8" (4.20 x 4.19)

Upvc double glazed window to the front with views of local countryside. Radiator, new fitted carpet.

BEDROOM TWO 12'0" x 10'5" (3.66 x 3.19)

Upvc double glazed window to the front with lovely views over local countryside. New fitted carpet, radiator.

FRONT

Wall and wrought iron boundaries., gate access Path leading to porch access and rear garden.

REAR

Concrete lower patio. Purpose built storage shed. Steps leading to tiered garden. Shed to remain.

NO ONWARD CHAIN

