



5 Llys Y Celyn, Caerphilly, CF83 3QH

**£800**

- TWO BEDROOM TERRACE IN SOUGHT AFTER LOCATION
- KITCHEN
- FRONT AND REAR GARDEN
- WALKING DISTANCE TO CAERPHILLY TOWN
- COUNCIL TAX BAND - B
- LOUNGE
- FIRST FLOOR BATHROOM
- GOOD TRANSPORTS LINKS TO A470 AND NEWPORT
- EPC BAND - D
- BOND PAYABLE OF £900.00

Aktons are pleased to offer this new newly decorated 2 bedroom Mid link property TO LET in the very popular area of Mornington Meadows, Caerphilly. The property has good road links to Cardiff & Newport. Walking distance to Primary Schools and Caerphilly Town. The property consists of:- Entrance hall, kitchen, lounge, two bedrooms, bathroom. Front & Rear gardens. The property further benefits from double glazing and gas central heating. NO PETS. EPC Band - D. Council Tax Band B.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(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>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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**aktons.co.uk**





- ENTRANCE HALLWAY**
- THROUGH LOUNGE**
- KITCHEN**
- STAIRS AND LANDING**
- BEDROOM ONE**
- BEDROOM TWO**
- FAMILY BATHROOM**
- REAR GARDEN**

