



41 Bryngelli Terrace, Abertridwr, CF83 4FG

Price £135,000

- NO ONWARD CHAIN
- OPEN PLAN LIVING/DINING AREA
- GAS COMBI BOILER
- TWO BEDROOMS
- SPACIOUS FIRST FLOOR BATHROOM
- WALKING DISTANCE TO PRIMARY SCHOOLS
- GOOD ROAD LINKS TO THE A470
- COUNCIL TAX B/ EPC RATING C
- BEAUTIFUL COUNTRYSIDE VIEWS

****TWO BEDROOM MID TERRACE WITH NO ONWARD CHAIN**** Located in the village of Abertridwr with lovely views of local countryside. Good road links to the A470, walking distance to primary schools, good public transport linking to Caerphilly train station commuting to Cardiff and the Valley lines. The property consists of:- Entrance hall, lounge/diner, kitchen/breakfast room, first floor bathroom. Upvc double glazing, gas central heating. COUNCIL TAX BAND B. EPC RATING C.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
89	72		

Energy Efficiency Rating: A (92 plus), B (81-91), C (69-80), D (55-68), E (39-54), F (21-38), G (1-20).
Environmental Impact (CO₂) Rating: A (02 plus), B (01-09), C (09-40), D (05-08), E (09-34), F (21-38), G (1-20).

Not energy efficient - higher running costs
Not environmentally friendly - higher CO₂ emissions

EU Directive 2002/91/EC

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ENTRANCE HALLWAY

Via Upvc double glazed door to entrance hall. Open plan to lounge.

LOUNGE

Upvc double glazed window to the rear. Stairs with spindle balustrade to the first floor. Dado rail, laminate flooring, shelving to the alcove, feature fire surround with gas fire, radiator. Open plan to dining room.

DINING ROOM

Upvc double glazed bay window to the front. Dado rail, laminate flooring, radiator. Cupboard housing gas meter.

KITCHEN/BREAKFAST ROOM

Upvc double glazed window to the rear and side. Upvc double glazed door giving access to the rear garden. Fitted wall and base units, roll over preparation surface with inset sink drainer, tiled splash back. Inset gas hob with overhead extractor hood. Integrated electric oven, space for automatic washing machine and fridge/freezer. Space for table and chairs.



LANDING

Spindle balustrade, dado rail, loft access.

BEDROOM ONE

Two double glazed windows to the front. Laminate flooring, radiator.

BEDROOM TWO

Upvc double glazed window to the rear. Laminate flooring, radiator. Cupboard housing combination gas boiler.

BATHROOM

Upvc double glazed window's to the side and rear. Double shower cubicle with electric shower, tiled splash back. low level W.C Pedestal wash hand basin, centre bath with tiled sides. Tiled floor, chrome heated towel rail.



FRONT FORECOURT

Gate access with steps leading to front entrance.

REAR GARDEN

Concrete court yard, gate access to the rear garden, steps leading to paved patio, stone chipping area with planted area. Rear gate to lane access. Wall boundaries, views to side off local countryside.

NO ONWARD CHAIN