



16 Cwrt Ty Mawr, Caerphilly, CF83 3EQ

**£825 Per Calendar Month**

- Two Bedrooms
- Driveway
- Walking Distance to Caerphilly Train Station
- EPC Rating - C
- Bond £925
- End of Link
- Close to Town Centre
- Enclosed Rear Garden
- Council Tax - B

\*\*\* Available Immediately\*\*\* Welcome to this end of link property located in the cul de sac of Cwrt Ty Mawr, Caerphilly. This delightful two-bedroom end terrace house is a perfect blend of comfort and convenience.

The property boasts two bedrooms, ideal for a small family or those looking for a bit of extra space.

One of the standout features of this lovely home is the driveway, providing you with the convenience of off-road parking right at your doorstep.

Situated close to the train station, this property offers easy access to transportation, making your daily commute a breeze. Further to this Caerphilly town centre is only a short distance away offering an array of local shops and amenities.

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

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### **Entrance Porch**

Entered via PVC Door;

### **Living Room**

Stairs to the first floor. Door into;

### **Kitchen/Dining Room**

Fitted with a range of matching base and wall units. PVC Window and door to the rear;

### **Landing**

Access to first floor rooms;

### **Bedroom One**

PVC Window to front;

### **Bedroom Two**

PVC Window to rear;

### **Bathroom**

Fitted with a three piece suite comprising panelled bath with shower over, wash hand basin and wc. PVC Window to rear;

### **Outside**

Low maintenance rear garden. Driveway and lawned garden to the front.

