



5 Llyswen, Caerphilly, CF83 8PA

Price £185,000

- THREE BEDROOM SEMI DETACHED LOCATED IN THE SOUGHT AFTER VILLAGE MACHEN
- LOUNGE/DINER
- FIRST FLOOR BATHROOM
- FRONT SIDE AND REAR GARDENS
- NO ONWARD CHAIN
- ENTRANCE HALL TO THE FRONT/ENTRANCE PORCH TO THE SIDE
- KITCHEN
- GARAGE WITH POWER AND LIGHTING
- COUNCIL TAX BAND C/ EPC RATING D
- FREEHOLD

****THREE BEDROOM SEMI DETACHED HOUSE LOCATED IN MACHEN VILLAGE**** Good road links to Newport, Cardiff and Caerphilly. Walking distance to local primary school. Located at the top of the cul de sac with views to the front. The property consists of:- Entrance hall, lounge/diner, kitchen, side porch, three bedrooms, first floor bathroom. Garage in block with power and lighting located to the side of the house. Front garden with paved patio to the side, further paved patio to the rear with pear and apple tree and raised planted area. Not overlooked to the rear, backing on to allotments. COUNCIL TAX BAND C. EPC RATING D. ****NO ONWARD CHAIN****

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
80	80		
59			

Energy Efficiency Rating: A (92 plus), B (81-91), C (69-80), D (55-68), E (39-54), F (21-38), G (1-20). Not energy efficient - higher running costs. EU Directive 2002/91/EC.

Environmental Impact (CO₂) Rating: A (81-91), B (69-80), C (55-68), D (39-54), E (21-38), F (1-20). Not environmentally friendly - higher CO₂ emissions. EU Directive 2002/91/EC.

02920 881 441
caerphilly@aktons.co.uk

60 Cardiff Road,
Caerphilly, CF83 1JQ

aktons.co.uk



ENTRANCE HALL

Upvc double glazed door and side panel giving access to the entrance hall, radiator, cloak cupboard, stairs to the first floor.

W.C.

Glazed window to the side, low level W.C. Laminate flooring.

LOUNGE/DINER

Upvc double glazed windows to the front and rear. Under stairs storage cupboard housing fuse box., laminate flooring, coved ceiling and radiator. Feature fire surround housing gas fire.

KITCHEN

Upvc double glazed window to the rear. Wooden stable door accessing the porch. Fitted wall and base units, roll over preparation surface with inset sink drainer. Integrated electric oven with gas hob overhead extractor fan above, automatic washing machine to remain.



SIDE ENTRANCE PORCH

Upvc double glazed door access to the porch. Upvc double glazed windows. Stable door access to the kitchen.

LANDING

Upvc double glazed window to the side. Loft access with pull down ladder, boarded and carpeted. power and lighting. Upvc

BEDROOM ONE

uPVC double glazed window to the front. Radiator.

BEDROOM TWO

Upvc double glazed window to the rear. Radiator.

BEDROOM THREE

Upvc double glazed window to the front. Storage cupboard housing gas combination gas boiler. Radiator.



BATHROOM

Obscure Upvc double glazed window to the side. Panelled bath with mains shower above, pedestal wash hand basin, tiled splash back. Low level W.C. Laminate flooring, radiator.

OUTSIDE

Low level wall with gate access to the front garden with mature shrubs, paved patio to the side with steps leading beyond the garage. Paved patio to the rear with raised planted area with mature shrubs, apple and pear tree.

GARAGE

Garage is located to the side of the house in a block of garages. Up and over door, door access from the side garden, power and lighting,

NO ONWARD CHAIN