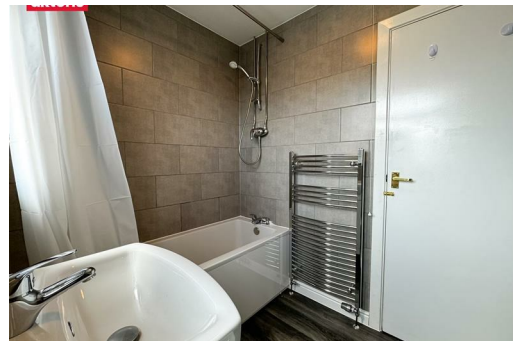




aktons
sales & lettings



86 Brynau Road, Caerphilly, CF83 1PG

Price £289,950

- FREEHOLD EXTENDED THREE BEDROOM SEMI DETACHED HOUSE
- WALKING DISTANCE TO TRAIN STATION COMMUTING TO CARDIFF
- CLOSE TO TOWN SHOPS & CAERPHILLY HISTORIC CASTLE
- TWO RECEPTION ROOMS
- KITCHEN & SEPERATE UTILITY ROOM
- GROUND FLOOR WET ROOM
- FIRST FLOOR BATHROOM
- DRIVEWAY/GARAGE/CARPORT
- EPC RATING D/ COUNCIL TAX BAND D
- NO ONWARD CHAIN

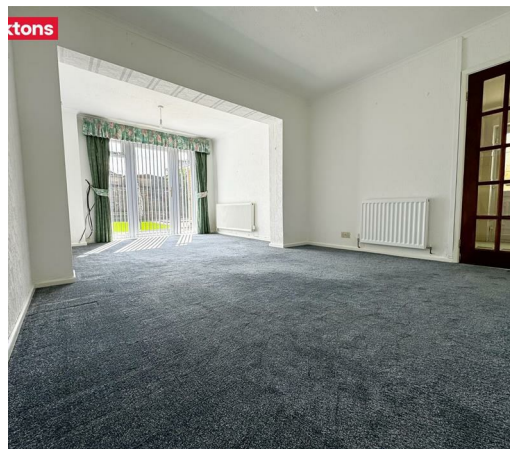
****EXTENDED THREE BEDROOM NICELY PRESENTED SEMI DETACHED HOUSE****
 Located on sought after estate Castle Park within walking distance to Caerphilly Town Centre. Walking distance to primary and comprehensive school. Good road links to the A470. The property consists of:- Entrance hall, two spacious reception rooms. kitchen, utility room, wet room, three bedrooms, first floor bathroom. Nicely kept low maintenance front and rear gardens. Car port, garage. EPC rating D. Council tax banding D. **** NO ONWARD CHAIN****

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs	Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A	(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	EU Directive 2002/91/EC		
England & Wales	England & Wales		

02920 881 441
caerphilly@aktons.co.uk

60 Cardiff Road,
 Caerphilly, CF83 1JQ

aktons.co.uk



ENTRANCE HALL 5'4" x 14'2" (1.65 x 4.34)

Upvc double glazed door with side panel to entrance hall. Stairs to the first floor, radiator.

LIVING ROOM 13'6" x 14'2" (4.12 x 4.34)

Upvc double glazed window to the front. Stone fire surround and shelving unit, electric fire, coved ceiling, fitted carpet, radiator. Door access to further sitting room.

DINING ROOM 10'3" x 18'5" (3.13 x 5.62)

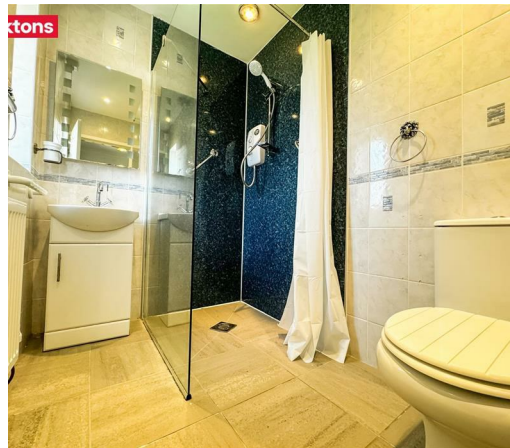
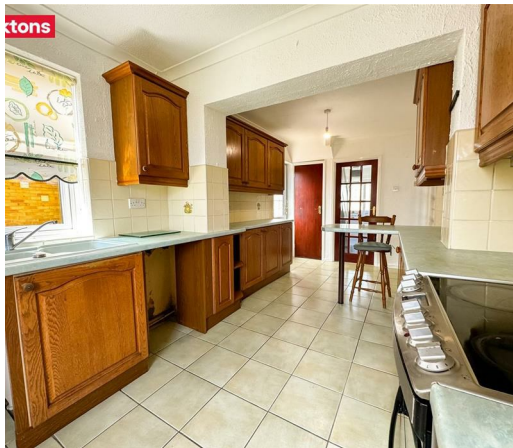
Upvc double glazed French doors giving access to the rear garden. Two radiators, fitted carpet, door access to the lounge and kitchen.

KITCHEN 8'0" x 18'5" (2.45 x 5.62)

Upvc double glazed window to the side. Upvc double glazed door to the side. Fitted wall and base units, roll over preparation surface with inset 1.5 sink/drain, tiled splash back. Breakfast bar, free standing electric cooker. Tiled floor, radiator. Door access to the utility room.

UTILITY ROOM 5'0" x 5'7" (1.53 x 1.71)

Upvc double glazed window to the side. Fitted wall units, work surface, space for three under counter appliances. Coved ceiling, tiled walls, radiator.



WET ROOM 5'1" x 7'3" (1.57 x 2.23)

Two obscure Upvc double glazed windows to the side. Walk in shower with wall mounted electric shower, PVC splash back. Vanity unit housing wash hand basin with vanity mirror and light above, low level W.C. tiled splash back, non slip flooring, radiator.

LANDING

Upvc double glazed window on the side. Loft access with pull down ladder, storage cupboard. Smoke alarm.

BEDROOM ONE 10'5" x 12'9" (3.19 x 3.91)

Upvc double glazed window to the front. Fitted wardrobes, radiator, fitted carpet.

BEDROOM TWO 12'7" x 10'7" (3.85 x 3.23)

Upvc double glazed window to the rear. Fitted wardrobes, radiator, fitted carpet.

BEDROOM THREE 7'10" x 8'8" (2.41 x 2.66)

Upvc double glazed window to the front. Coved ceiling, radiator, fitted carpet.

BATHROOM 7'1" x 5'5" (2.17 x 1.67)

Obscure Upvc double glazed window to the rear. Panelled bath with mains shower above, low level W.C. vanity unit housing wash hand basin, tiled walls and ceiling, chrome heated towel rail.



FRONT

Driveway leading to the garage and car port. Low level wall boundaries, artificial grass.

REAR GARDEN

South facing garden. paved patio, artificial grass, raised flower beds, built in barbeque. Further paved patio with purpose built shed beyond the garage. Wall boundaries.

GARAGE

Electronic roller shutter door. Door access to the rear garden. Power and lighting, wall storage units, water tap.

NO ONWARD CHAIN