



27. Gwaun Newydd, Caerphilly, CF83 1RW

Price £135,000

- TWO DOUBLE BEDROOM FREEHOLD END OF LINK HOUSE
- GOOD ROAD LINKS TO CARDIFF & NEWPORT
- KITCHEN/DINER
- UPVC DOUBLE GLAZING
- EPC RATING D
- WALKING DISTANCE TO CAERPHILLY TOWN CENTRE
- LOUNGE
- BATHROOM
- GAS CENTRAL HEATING
- COUNCIL TAX BANDING B

****TWO DOUBLE BEDROOM END OF TERRACE HOUSE**** Walking distance to Caerphilly Town Centre and the Historic Caerphilly Castle. Good road links to A470, Cardiff & Newport. The property consists of:- Entrance hall, lounge, kitchen/diner, two double bedrooms, bathroom. Front & rear gardens with off road parking. EPC Rating D, Council Tax banding B. ****NO ONWARD CHAIN****

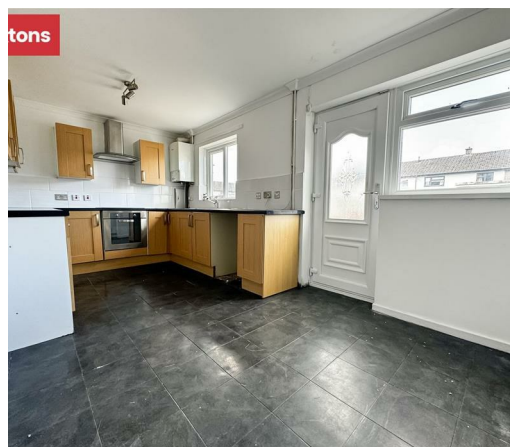
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			79
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

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ENTRANCE HALL

Via Upvc double glazed door to entrance hall. Stairs to the first floor, storage cupboard, radiator.

LOUNGE/DINER 14'2" x 11'4" (4.33 x 3.46)

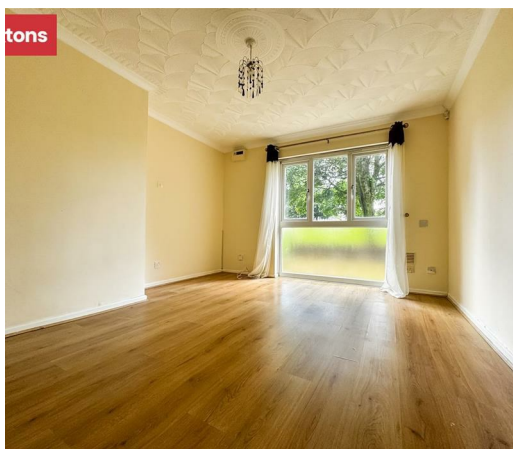
Upvc double glazed window to the front. Laminate flooring, radiator, coved ceiling. Archway to the hallway.

KITCHEN/DINER 17'7" x 8'7" (5.37 x 2.63)

Upvc double glazed window over looking the rear garden. Upvc double glazed door giving access to the rear garden. Fitted wall and base units, roll over preparation surface with inset sink/drain, tiled splash back

LANDING

Airing cupboard, loft access, radiator.



BEDROOM ONE 14'7" x 9'9" (4.47 x 2.99)

Upvc double glazed window to the front. Storage cupboard, fitted carpet, radiator.

BEDROOM TWO 13'0" x 11'4" (3.97 x 3.46)

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

BATHROOM

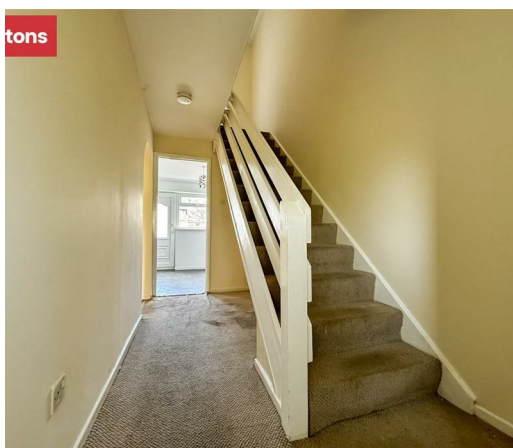
Obscure Upvc double glazed window to the rear. Panelled bath with mains shower above, low level W.C. Pedestal wash hand basin, extractor fan, tiled walls, vinyl flooring. Chrome heated towel rail.

FRONT

Enclosed forecourt, with gate access, lawned garden path to the front and side leading the rear.

REAR

Double gate access to driveway. Purpose built shed. Side access to the front. Lawned area, stone chippings.



NO ONWARD CHAIN