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22 Aberfawr Terrace, Caerphilly, CF83 4EL

Price £195,000

- FREEHOLD SEMI DETACHED HOUSE
- WALKING DISTANCE TO PRIMARY SCHOOLS, SHOPS AND PARK AREA
- KITCHEN/BREAKFAST ROOM/UTILITY ROOM/W.C.
- GOOD ROAD LINKS TO CAERPHILLY & CARDIFF
- NO ONWARD CHAIN
- VILLAGE LOCATION WITH LOVELY VIEWS TO THE REAR
- LOUNGE/DINING ROOM
- FIRST FLOOR FAMILY BATHROOM
- EPC RATING D / CCOUNCIL TAX BAND C

****FREEHOLD SEMI DETACHED HOUSE**** Located in the village of Abertridwr we are pleased to offer this nicely presented house with lovely views to the rear of the property. Within walking distance to local shops, dentist, doctors, primary schools and park area's. Good public transport linking to Caerphilly train station commuting to Cardiff. Good road links to A470. The property consists of:- Entrance hall, lounge/dining room, kitchen/breakfast room, utility room, W.C. Three bedrooms to the first floor, bathroom. Front & rear gardens with off road parking. EPC rating D. Council Tax Band C. **** OFFERED WITH NO ONWARD CHAIN.****



ENTRANCE HALL

Via Upvc double glazed door to entrance hallway. Two Upvc double glazed windows to either side. Tiled floor, carpeted stairs to the first floor. Coved ceiling, radiator, understairs storage cupboard.

LOUNGE 13'1" x 10'9" (4.01 x 3.30)

Upvc double glazed window to the front. Coved ceiling, laminate flooring, dado rail, radiator. Feature fire surround with inset coal effect fire. Open plan to dining room.

DINING ROOM 11'1" x 9'2" (3.39 x 2.81)

Upvc double glazed French doors to the rear garden. Coved ceiling, laminate flooring, radiator, dado rail.

KITCHEN/BREAKFAST ROOM 11'1" x 8'0" (3.39 x 2.46)

Upvc double glazed window to the rear. Roll over preparation surface with inset 1.5 sink drainer, tiled splash back. Fitted wall and base units, inset gas hob with overhead extractor fan. integrated electric oven, fridge and freezer. Breakfast bar. Wood panelled ceiling with spot lighting.



UTILITY ROOM 11'1" x 6'0" (3.39 x 1.85)

Upvc double glazed doors to the front and rear garden. Upvc double glazed window to the front. Wall cupboard, work surface, automatic washing machine, dryer, fridge and freezer to remain. Upvc double glazed door to the rear garden, radiator, fitted carpet.

W.C.

Upvc double glazed window to the rear. Low level W.C. Vanity unit housing wash hand basin, tiled splash back.

LANDING

Upvc double glazed window to the side. Coved ceiling, radiator.

BEDROOM ONE 13'1" x 9'8" (4.01 x 2.97)

Upvc double glazed window to the front. Fitted wardrobes and vanity unit. Cupboard housing Valliant combination gas boiler. Laminate flooring, coved ceiling, radiator.

BEDROOM TWO 11'1" x 9'8" (3.39 x 2.97)

Upvc double glazed window to the rear. Laminate flooring, radiator, coved ceiling.

BEDROOM THREE 9'7" x 7'6" (2.93 x 2.30)

Upvc double glazed window to the front. Fitted carpet, radiator, loft access.

BATHROOM

Obscure Upvc double glazed window to the rear.. Panelled bath with shower mixer taps, pedestal wash hand basin, low level W.C. Coved ceiling, tiled walls, fitted carpet, radiator.

FRONT

Enclose front garden with wall & fenced boundaries, lawned with mature shrubs. Driveway to the side..

REAR

Low maintenance rear garden laid mainly with paving slabs. Stone chipping borders, fenced boundaries, garden shed to remain.

NO ONWARD CHAIN

