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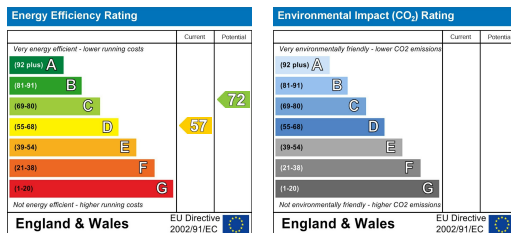


Flat 3 Tudor Court Bryn-Y-Fran Avenue, Caerphilly, CF83 8BN

Price £120,000

- LEASEHOLD FIRST FLOOR FLAT
- LOUNGE
- SHOWER ROOM
- EPC RATING D
- GROUND RENT £100 PER YEAR. LEASE 125 YEARS FROM 22ND DECEMBER 2017
- NICELY PRESENTED
- KITCHEN
- TWO BEDROOMS
- COUNCIL TAX BANDING B
- INSURANCE PER YEAR £240

****NICELY PRESENTED LEASEHOLD FIRST FLOOR FLAT**** Located in the village of Trethomas within walking distance to local amenities. Close to picturesque river walks. Good road links to Newport, Cardiff and Caerphilly. Regular public transport linking to Caerphilly Train Station commuting to Cardiff. The property consists of:- Metal stair case with hand rail to the first floor flats, private allocated parking space. Entrance hall, lounge, kitchen, shower room, two bedrooms. EPC rating D. Council tax band B. Ground rent £100 per year, insurance £330 per year. ****Term of Lease 125 years from 22 December 2017**** Ideal property for first time buyer or investors looking to buy to let. **NO ONWARD CHAIN.**



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ENTRANCE HALL

Via Upvc double glazed door to the entrance hall. Wood flooring, coved ceiling, electric storage unit, cupboard. Loft access recently fully insulated.

LOUNGE 13'1" x 12'9" (4.0 x 3.9)

Upvc double glazed window to the front. Wood flooring, electric storage heater.

KITCHEN 7'10" x 7'10" (2.4 x 2.4)

Upvc double glazed window to the side. Roll over preparation surface with inset 1.5 sink/drain, tiled splash back Inset electric hob with overhead extractor hood. Integrated electric oven, plumbing and space for automatic washing machine, space for upright fridge freezer (both appliances are open for negotiation). Tiled floor, coved ceiling.

SHOWER ROOM

Low level W.C. vanity unit housing wash hand basin with storage beneath, vanity mirror above, shower cubicle with electric shower, tiled splash back, vinyl flooring, extractor fan. Wall mounted electric heater.



MASTER BEDROOM 11'9" x 7'10" (3.6 x 2.4)

Upvc double glazed window to the rear. spot lighting to the coved ceiling, fitted carpet, electric storage heater.

BEDROOM TWO 8'2" x 7'10" (2.5 x 2.4)

Upvc double glazed window to the rear. Built in double wardrobe. Spot lighting to coved ceiling, fitted carpet.

ALLOCATED PARKING SPACE

Allocated parking space to the front.

ANNUAL GROUND RENT

Annual ground rent payable £100 per year. Payment due January 2025.

ANNUAL INSURANCE

Annual Insurance payable £240 payment due January 2025

LEASE TERM

125 years from 22 December 2017 = 118 years remaining.

NO ONWARD CHAIN

