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9 Penclawdd, Caerphilly, CF83 3QF

Price £160,000

- IMMACULATELY PRESENTED FREEHOLD END OF TERRACE TWO BEDROOM HOUSE
- KITCHEN
- FIRST FLOOR BATHROOM
- FRONT & REAR GARDENS
- COUNCIL TAX BAND B/EPC RATING C
- ENTRANCE HALL
- LOUNGE
- FRESHLY DECORATED THROUGH OUT
- GARAGE IN BLOCK
- NEW BATHROOM AND GAS BOILER/NO ONWARD CHAIN

****IMMACULATELY PRESENTED** BEST OFFERS OVER £160,000** **Two bedroom end of terrace house located on the popular estate Mornington Meadows Caerphilly. Good road links to Cardiff, Newport and the A470. Walking distance to Caerphilly Town. Close to primary school and public transport. The property consists of:- Entrance hall, lounge, two bedrooms, new fitted bathroom, new fitted gas boiler. Front and rear gardens. Garage in block. EPC rating C. Council tax bad B. ****NO ONWARD CHAIN****

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		90
	(81-91) B		
	(69-80) C		70
	(55-68) D		
	(39-54) E		
	(21-38) F		
Not energy efficient - higher running costs	(1-20) G		
England & Wales		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		
Not environmentally friendly - higher CO ₂ emissions	(1-20) G		
England & Wales		EU Directive 2002/91/EC	

02920 881 441
caerphilly@aktons.co.uk

60 Cardiff Road,
Caerphilly, CF83 1JQ

aktons.co.uk



ENTRANCE HALL 5'1" x 5'10" (1.55 x 1.78)

Via Upvc double glazed door to the entrance hall. Storage cupboard, coved ceiling, radiator, fitted carpet. Open plan to the kitchen.

KITCHEN 7'11" x 7'2" (2.43 x 2.19)

Upvc double glazed window to the front. Fitted wall and base units with roll over preparation surface, inset sink drainer, tiled splash back. gas and electric point for cooker, plumbing for automatic washing machine. Newly fitted wall mounted Baxi combination gas boiler supplying domestic hot water and gas central heating. Vinyl flooring.

LOUNGE 14'7" x 12'8" (4.46 x 3.87)

Upvc double glazed window to the rear. Upvc double glazed door giving access to the rear garden. Coved ceiling, radiator, stairs to the first floor with slatted balustrade. Free standing electric fire, feature papered wall, fitted carpets.

LANDING

Airing cupboard, loft access, fitted carpet, slatted balustrade.

BEDROOM ONE 12'8" x 10'0" (3.87 x 3.07)

Upvc double glazed window to the rear, Storage cupboard with hanging rail, fitted carpet, radiator.

BEDROOM TWO 10'6" x 7'2" (3.21 x 2.19)

Upvc double glazed window to the front. Radiator, fitted carpet.

BATHROOM 5'9" x 6'5" (1.77 x 1.98)

Obscure Upvc double glazed window to the front. New fitted bathroom Panelled bath with electric shower above, glass shower screen, pedestal wash hand basin, low level W.C. vinyl flooring, radiator. Pvc cladding splash back.

FRONT

Lawned garden with concrete path to front entrance. Canopy porch, mature Palm Tree.

REAR

Well kept low maintenance garden. Cobbled stone, fish pond, fence boundaries, side gate access.

GARAGE IN BLOCK

Garage is location in the block towards the end of the cul de sac. Up and over door.

NO ONWARD CHAIN

