



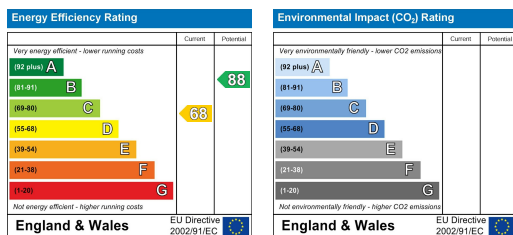
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110 Brynau Road, Caerphilly, CF83 1PG

Price £265,000

- FREEHOLD SEMI DETACHED ON A CORNER PLOT
- LOUNGE SEPERATE DINING ROOM
- THREE BEDROOMS
- GARAGE
- EPC RATING C / COUNCIL TAX BAND D
- PLANNING PERMISSON FOR SINGLE EXTENSION
- KITCHEN
- BATHROOM
- WALKING DISTANCE TO CAERPHILLY TOWN
- NO ONWARD CHAIN



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****NICELY PRESENTED SEMI DETACHED HOUSE ON A CORNER PLOT**** Located on the Castle Park Estate, walking distance to Caerphilly town, primary and comprehensive schools. Good road links to Cardiff and Newport. The property consist of:- Entrance hall, lounge, dining room, kitchen, three bedrooms, modern shower room. Front and rear gardens, garage and driveway. We have been informed by our vendors parquet flooring is in the hall, lounge and dining room. EPC rating C. Council tax banding D. There have been plans done for a single extension. ****OFFERED WITH NO ONWARD CHAIN.****



ENTANCE HALL

Via Upvc double glazed door to entrance hall, fitted carpet, stairs to the first floor, radiator. Understairs storage.

LOUNGE 13'10" x 13'4" (4.24 x 4.08)

Upvc double glazed window to the front. Stone fire surround with inset gas fire. Radiator, fitted carpet, door access to the dining room.

DINING ROOM 11'6" x 9'8" (3.53 x 2.97)

Upvc double glazed window and door to the rear. Radiator, fitted carpet. Door access to the lounge and kitchen.

KITCHEN 9'8" x 8'1" (2.97 x 2.48)

Upvc double glazed window to the rear. Fitted wall and base units. Roll over preparation surface with inset 1.5 sink drainer, tiled splash back. Washing machine, free standing cooker and fridge freezer to remain. Vinyl flooring, pantry cupboard., radiator. Wall mounted Baxi gas boiler. Upvc double glazed door to the side.



LANDING

Upvc double glazed window to the side. Airing cupboard, loft access.

BEDROOM ONE 12'11" x 11'1" (3.96 x 3.39)

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

BEDROOM TWO 12'2" x 10'7" (3.71 x 3.25)

Upvc double glazed window to the rear. Wardrobes and vanity unit. Fitted carpet, radiator.

BEDROOM THREE 8'6" x 8'3" (2.61 x 2.54)

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

BATHROOM

Obscure Upvc double glazed window to the rear. Enclosed cistern W.C. vanity unit housing wash hand basin with storage beneath, further vanity wall unit. Double shower cubicle with electric shower, tiled walls and floor. Chrome heated towel rail. spot lighting to the ceiling.



GARAGE

Up and over door, power and lighting, Upvc double glazed window to the rear. Purpose built shed attached to the garage with PVC door.

FRONT

Double wrought iron gate access to the long driveway and lawned garden. Wall boundaries, access to the side of the property.

REAR (corner plot)

Paved patio, lawed garden with mature shrubs. Wall boundaries, outside tap.

PLANS FOR SINGLE STORY EXTENSION

NO ONWARD CHAIN