



aktons
sales & lettings



11 Bradford Street, Caerphilly, CF83 1GA

Price £200,000

- NICELY PRESENTED THREE BEDROOM MID TERRACE OFFERS IN EXCESS OF £200,000
- GOOD ROAD LINKS TO THE A470
- LOUNGE/DINER
- GROUND FLOOR BATHROOM/FIRST FLOOR SHOWER ROOM
- EPC RATING / COUNCIL TAX BANDING C
- LOCATED IN CAERPHILLY TOWN CENTRE
- WALKING DISTANCE TO PORIMARY AND COMPREHENSIVE SCHOOLS
- KITCHEN
- GARAGE TO THE REAR
- NO ONWARD CHAIN

****THREE BEDROOM MID TERRACE HOUSE LOCATED IN THE TOWN CENTRE**** Good road links to Cardiff via A470 or mountain road. Walking distance to the Historic Caerphilly Castle. Within walking distance to primary and comprehensive schools. Close to the train station commuting to Cardiff and the valley lines. The house consists of:- Entrance hall, lounge/diner, kitchen, ground floor bathroom, first floor shower room. Newly fitted carpets. Garage to the rear of the property, front forecourt, paved patio rear garden. EPC rating E. Council tax banding C. ****NO ONWARD CHAIN****

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
	(81-91) B		
	(69-80) C		
	(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

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

LOUNGE 12'2 x 12'3

Upvc double glazed bay window to the front. Feature fire place with electric fire. radiators, coved ceiling, new fitted carpet.

DINING AREA 12'2 x 12'3

Upvc double glazed window to the rear, radiator, coved ceiling, new fitted carpet.

KITCHEN 32'9"32'9" x 29'6"19'8" (10'10 x 9'6)

Upvc double glazed window to the side. Fitted wall and base units, roll over preparation surface with inset sink drainer, tiled splash back. Integrated electric oven, inset gas hob with overhead extractor hood. Space for automatic washing machine. American style fridge/freezer. Tiled floor, radiator.



INNER PASSAGEWAY

Upvc double glazed door to the garden. Door access to the bathroom.

GROUND FLOOR BATHROOM 10'10 x 9'6

Obscure Upvc double glazed window to the rear. Corner bath, pedestal wash hand basin, low level W.C. Tiles wall and floor. Radiator, cupboard housing gas combination boiler.

LANDING

Spindle balustrade, Loft access, radiator. Storage cupboard. New fitted carpet.

BEDROOM ONE 12'2 x 12'3 (3.71m x 3.73m)

Two Upvc double glazed windows to the front, built in wardrobes with sliding doors, new fitted carpet, radiator.

BEDROOM TWO 10'6 x 10'4

Upvc double glazed window to the rear. New fitted carpet, radiator.

BEDROOM THREE 9'7 x 7'9

Upvc double glazed window to the rear. New fitted carpet, radiator.

FIRST FLOOR SHOWER ROOM

Obscure Upvc double glazed window to the side. Shower cubicle with electric shower, low level W.C. Vanity wash hand basin. Tiled walls and floor.

FRONT

Enclosed front forecourt, Low level wall, mature shrub boarder. wrought iron gate access.

REAR

Block paved path, paved patio. Rear gate access. Door access to the detached garage.

GARAGE

Electronic door, window to the side, door access to the garden.

NO ONWARDSTOWN

