



98 St. Cattwgs Avenue, Gelligaer, CF82 8FE

Price £125,000

- Semi-Deatched
- Two Double Bedrooms
- Large Rear Garden
- Good Road Links
- Council Tax Band - B
- Driveway
- Recently Re-Furbished Kitchen
- Downstairs WC
- EPC Rating - A
- Leasehold Solar Panels

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	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 (1-20) G Not energy efficient - higher running costs		Very environmentally friendly - lower CO₂ emissions (02 plus) A (01-01) B (00-00) C (05-08) D (09-04) E (21-38) F (1-20) G Not environmentally friendly - higher CO₂ emissions	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

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Nestled on the charming St. Cattwgs Avenue in Gelligaer, this delightful semi-detached property offers a perfect blend of comfort and modern living. This home features two spacious double bedrooms, making it an ideal choice for couples, small families, or those seeking a comfortable space to call their own.

Upon entering, you are welcomed into a bright and airy reception room. The refurbished kitchen is a standout feature, boasting contemporary fittings and storage, ensuring that cooking and dining experiences are both enjoyable and efficient.

Outside, the large rear garden presents a wonderful opportunity for outdoor activities, gardening, or simply enjoying the fresh air in a private setting. The driveway provides convenient off-street parking, adding to the practicality of this lovely home.



Entrance Porch

Living Room

Kitchen

WC

Landing

Bedroom One

Bedroom Two

Outside

