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25 Station Terrace, Caerphilly, CF83 1HD

Price £275,000

- NICELY PRESENTED THREE BEDROOM MID TERRACE
- TWO RECEPTION ROOMS
- GROUND FLOOR W.C. FIRST FLOOR BATHROOM
- GOOD ROAD LINKS TO CARDIFF & A470
- COUNCIL TAX BAND C
- TOWN LOCATION
- KITCHEN/DINER
- WALKING DISTANCE TO PRIMARY & COMPREHENSIVE SCHOOLS
- EPC RATING (to follow)

****NICELY PRESENTED THREE DOUBLE BEDROOM MID TERRACED HOUSE**** Located in Caerphilly Town Centre, walking distance to primary and comprehensive schools. close to Caerphilly train station commuting to Cardiff and the valley lines. The property consists of:- Entrance hall, two reception rooms, kitchen/diner, orangery, ground floor W.C. First floor bathroom. Low maintenance rear garden, front forecourt. Epc rating to follow . Council tax band B. ****Viewings highly recommended****.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		87
	(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	

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ENTRANCE HALL

Double glazed composite door to entrance hall. Original coved ceiling, radiator, laminate flooring. Stairs to the first floor.

LOUNGE

Upvc double glazed bay window to the front. Feature fire place with inset coal effect gas fire, picture rail, coved ceiling, radiator, fitted carpet.

RECEPTION ROOM 21'9 x 16'6 (6.63m x 5.03m)

Upvc double glazed window to the rear. Original coved ceiling, picture rail. Fitted display cupboards in the alcoves, original fire place, laminate flooring.

KITCHEN/DINER 18' x 10'5 (5.49m x 3.18m)

Spacious kitchen/diner. Upvc double glazed windows overlooking to the rear and side. Upvc double glazed door to the orangery. Fitted wall and base units with bell fast sink. Integrated electric air fryer oven with electric hob and cooker hood. Integrated washing machine and dryer. Coved ceiling, vinyl flooring. Space for table and chairs. Wall mounted combination gas boiler.



ORANGERY 13'2 x 13'2 (4.01m x 4.01m)

Upvc double glazed French doors to the rear garden. Low level wall with Upvc double glazed window to the rear and side. Glass vaulted ceiling. Radiator, vinyl flooring. Door to the W.C.

W.C

Low level W.C. Wall mounted wash hand basin, vinyl flooring.

LANDING

Spindle balustrade, fitted carpet.

BEDROOM ONE 16'4 x 11'2 (4.98m x 3.40m)

Two Upvc double glazed windows to the front. Coved ceiling, fitted carpet, radiator.

BEDROOM TWO 11'1 x 10'7 (3.38m x 3.23m)

Upvc double glazed window to the rear. Coved ceiling, fitted carpet radiator, original fire place.

BEDROOM THREE 10'7 x 10'4 (3.23m x 3.15m)

Upvc double glazed windows to the rear. Fitted carpet, radiator.

FIRST FLOOR BATHROOM 8' x 7' (2.44m x 2.13m)

Upvc obscure double glazed window to the side. Panelled bath with shower mixer taps, shower cubicle with mains shower, low level W.C. Tiled splash back and floor, radiator.

FRONT

Forecourt with wall boundaries and gate access.

REAR

low maintenance rear garden mainly laid with patio. Rear gate access, wall and fenced boundaries.

