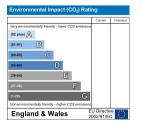






# Energy Efficiency Rating Very energy efficient - Nover running coats (22 plans) A (81-91) B (98-90) C (55-48) D (159-44) C (15-90) F (1



## **02920 881 441** caerphilly@aktons.co.uk

60 Cardiff Road, Caerphilly, CF83 1JQ

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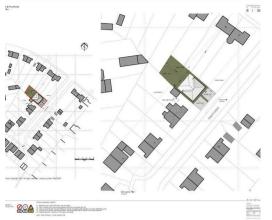


#### 1a Pen-Y-Ffordd, Caerphilly, CF83 2SS

### Price £280,000

- NEW BUILD LOCATED IN CAERPHILLY ANTICIPATED TO BE READY DECEMBER 2025
- THREE BEDRPOOMS
- UNDERFLOOR HEATING POWERED BY THE LATEST 7KW HEAT SOURCE PUMP
- REAR GARDEN, EXTERNAL LIGHTING INCLUDED
- 3 BEDROOM SEMI DETACHED HOUSE
- OPEN PLAN LIVING
- SEPARATE UTILITY ROOM FOR WASHING MACHINE AND TUMBLE DRYER
- BLOCK PAVED AREA FOR PARKING FOR TWO CARS PLUS AMPLE OFF STREET PARKING
- EN SUITE TO MASTER BEDROOM TO INCLUDE TOILET SHOWER B + SAP RATING

\*\*QUALITY NEW BUILD\*\* Three bedroom semi detached house anticipated to be ready December 2025 Located within walking distance to Caerphilly town centre. Good road links to Cardiff and the A470. Three phase electric supply to house for fast economical car charging. Ground floor shower room, shower en suite to master bedroom, family bathroom with shower cubicle and bath. Tiled floors in all bathroom/utility room and shower rooms. Patio and turfed garden. Loft ladder and light to main loft. chrome light fittings and sockets, \*\*EARLY BIRD ENQUIRIES WELCOMED.













**ENTANCE HAAL** 

**UTILITY ROOM** 

**SHOWER ROOM** 

LOUNGE OPEN LAN TO KITCHEN

**LANDING** 

**BEDROOM ONE** 

SHOWER EN SUITE

**BEDROOM TWO** 

**BEDROOM THREE** 

**BATHROOM** 

**FRONT** 

**REAR** 

**NEW BUILD** 

Anticipated to be ready December 2025