



aktons
sales & lettings



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

Price £280,000

- NEW BUILD LOCATED IN CAERPHILLY ANTISIPATED COMPLETION JUNE 2025
- THREE BEDROOMS
- UNDERFLOOR HEATING POWERED BY THE LATEST 7KW HEAT SOURCE PUMP
- REAR GARDEN, EXTERNAL LIGHTING INCLUDED
- EN SUITE TO MASTER BEDROOM TO INCLUDE TOILET, SHOWER AND VANITY UNIT
- 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
- B + SAP RATING

QUALITY NEW BUILD Three bedroom semi detached house. 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.

Energy Efficiency Rating		Environmental Impact (CO ₂) 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			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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ENTANCE HAL
UTILITY ROOM
SHOWER ROOM
LOUNGE OPEN LAN TO KITCHEN
LANDING
BEDROOM ONE
SHOWER EN SUITE
BEDROOM TWO
BEDROOM THREE
BATHROOM
FRONT
REAR
NEW BUILD

