

aktons
sales & lettings



34 Caerbragdy, Caerphilly, CF83 3AN

Price £230,000

- TWO BEDROOM SEMI DETACHED BUNGALOW
- WALKING DISTANCE TO CAERPHILLY TOWN CENTRE
- CLOSE TO THE HISTORIC CAERPHILLY CASTLE
- LOUNGE
- KITCHEN/UTILITY ROOM
- SHOWER ROOM
- TWO DOUBLE BEDROOMS
- BLOCK PAVED DRIVE FOR THREE CARS
- BLOCK PAVED REAR GARDEN
- EPC RATING D/ COUNCIL TAX BAND C

****SEMI DETACHED TWO BEDROOM BUNGALOW**** Located within a short distance to Caerphilly Town Centre and the Historic Caerphilly Castle. Good road links to Cardiff, Newport and Ystrad Mynach. Close to public transport. The property consists of:- Entrance porch, lounge, kitchen, utility room, two double bedrooms, rear porch. Block paved driveway to the front providing ample parking, block paved low maintenance rear garden. EPC rating D. Council Tax band C. ****NO ONWARD CHAIN****

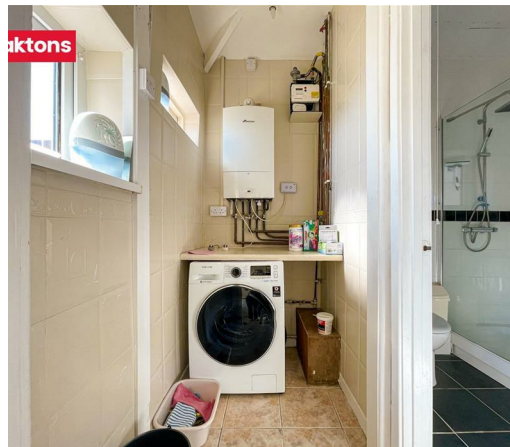
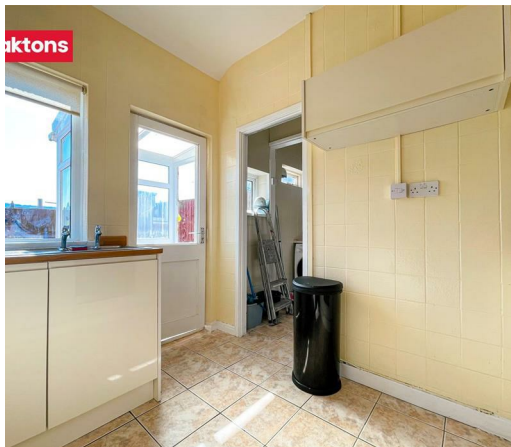
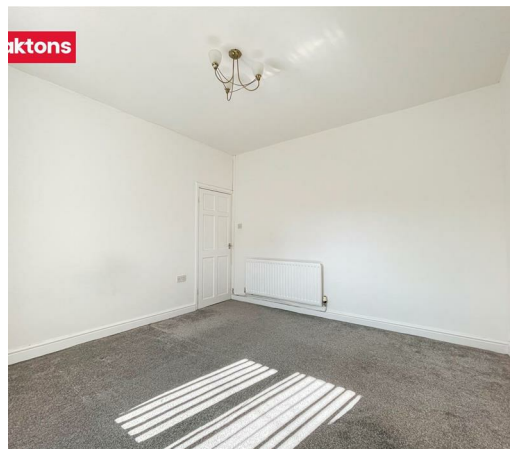
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		86
	(81-91) B		
	(69-80) C	68	
	(55-68) D		
	(39-54) E		
	(21-38) F		
Not energy efficient - higher running costs	(1-20) G		
England & Wales		EU Directive 2002/91/EC	

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 PORCH

Via Upvc double glazed door to entrance porch. Upvc double glazed windows to front and side, tiled floor. Door access to the lounge.

LOUNGE

Upvc double glazed window to the front. Electric fire, fitted carpet, radiator. Fitted fold down table. Cupboard housing the electric fuse box.

KITCHEN

Upvc double glazed window overlooking the rear garden. Glazed wooden door access to the rear porch. Fitted wall and base units, roll over preparation surface with inset sink drainer. Integrated electric oven with inset electric hob with splash back. Space for fridge/freezer. Tiled floor and walls. Loft access.

REAR PORCH

Upvc double glazed door access to the garden. Upvc double glazed windows to the rear and side. Tiled floor.

UTILITY ROOM

Upvc double glazed window to the rear. Wooden glazed window to the rear. Wall mounted Worcester combination gas boiler. Plumbing and space for automatic washing machine and dryer. Tiled floor and walls. Door access to the shower room.

SHOWER ROOM

Upvc obscure double glazed window to the side. Low level W.C. Pedestal wash hand basin, double shower with mains shower. Tiled floor and walls, Pvc cladding to the ceiling. Radiator & extractor fan.

BEDROOM ONE

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

BEDROOM TWO

Upvc double glazed window to the front. Fitted carpet and radiator.

FRONT

Block paved driveway providing parking for three cars.

REAR

Block paved garden. Side gate to shared access to the front. Fence and wall boundaries, stone built storage unit.

NO ONWARD CHAIN