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2 East View, Caerphilly, CF83 1LJ

Offers In Excess Of £205,000

- SPACIOUS THREE DOUBLE BEDROOM MID TERRACE HOUSE
- GOOD ROAD AND RAIL LINKS TO CARDIFF
- TWO RECEPTION ROOMS
- THREE DOUBLE BEDROOMS
- EPC RATING C/COUNCIL TAX BAND C
- OFFERS IN EXCESS OF £205,000
- TOWN LOCATION WALKING DISTANCE TO THE TWYN PRIMARY SCHOOL
- KITCHEN/UTILITY ROOM/W.C.
- FIRST FLOOR BATHROOM WITH SEPERATE W.C.
- NO ONWARD CHAIN

****SPACIOUS THREE BEDROOM MID TERRACE HOUSE**** Located in Caerphilly town walking distance to shops, train station commuting to Cardiff, primary and comprehensive schools. Good road links to the A470. The house consists of:- Entrance porch, entrance hall, lounge, sitting room/dining room, kitchen, utility room, ground floor W.C. first floor bathroom with separate W.C. Upvc double glazing, gas central heating. EPC rating C. Council tax band C. ****NO ONWARD CHAIN****

Energy Efficiency 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		
Not energy efficient - higher running costs	(1-20) G		
England & Wales			86
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			

02920 881 441
caerphilly@aktons.co.uk

60 Cardiff Road,
Caerphilly, CF83 1JQ

aktons.co.uk



ENTRANCE PORCH

Upvc double glazed door to entrance porch.

ENTRANCE HALL

Glazed door to entrance hall. Fitted carpet, dado rail, radiator. Turned stair case to the first floor.

LOUNGE

Upvc double glazed square bay window to the front. Coved ceiling, dado rail. two radiators, electric fire.

SITTING ROOM

Upvc double glazed window to the rear. Sky light windows. Under stairs storage cupboard. Walk in pantry cupboard with shelving. Two radiators, dado rail, coved ceiling, fitted carpet. Fire surround with inset gas fire. Door to the kitchen.

KITCHEN

Upvc double glazed window to the side. Fitted wall and base units. Roll over preparation surface with inset sink drainer, tiled splash back. Space for gas cooker. Glazed door to the utility room. Built in storage cupboard,



UTILITY ROOM

Upvc double glazed window to the rear and side. Wooden door access to the garden. Fitted wall and base cupboards. space for under counter fridge, plumbing and space for automatic washing machine, space for fridge freezer. Radiator, wall mounted gas combination gas boiler.

W.C.

Upvc double glazed window to the side. Low level W.C. Vanity wash hand basin tiled splash back.

LANDING

Upvc double glazed window to the side. Loft access, radiator.

BEDROOM ONE

Upvc double glazed window to the front. Coved ceiling, two radiators, fitted carpet.

BEDROOM TWO

Upvc double glazed window to the side. Fitted wardrobes., radiator, fitted carpet, coved ceiling.

BEDROOM THREE

Upvc double glazed window to the side. fitted wardrobes, radiator, fitted carpet, coved ceiling.

FIRST FLOOR W.C.

Upvc obscure double glazed window to the rear. Low level W.C. Radiator, tiled walls.

BATHROOM

Upvc obscure double glazed window to the rear. Panelled bath with shower mixer taps, pedestal wash hand basin, tiled walls, radiator.

FRONT

Gate access to the front forecourt.

REAR

Rear gate access. Enclosed rear garden with purpose built shed.

NO ONWARD CHAIN

