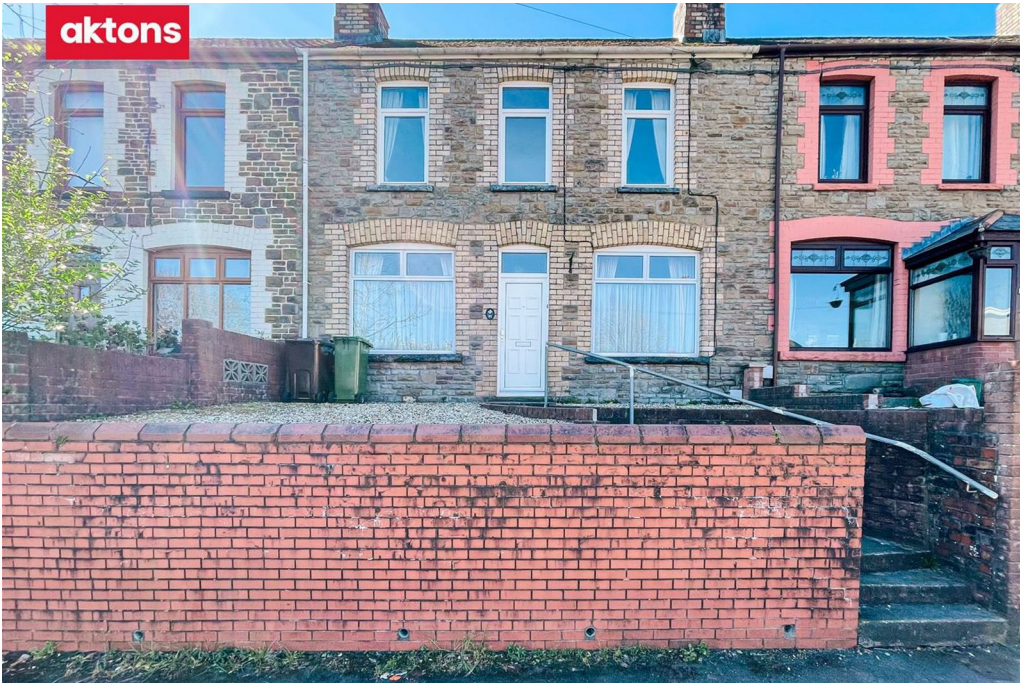


**02920 881 441**  
[caerphilly@aktons.co.uk](mailto:caerphilly@aktons.co.uk)  
 60 Cardiff Road,  
 Caerphilly, CF83 1JQ  
[aktons.co.uk](http://aktons.co.uk)

**aktons**  
 sales & lettings

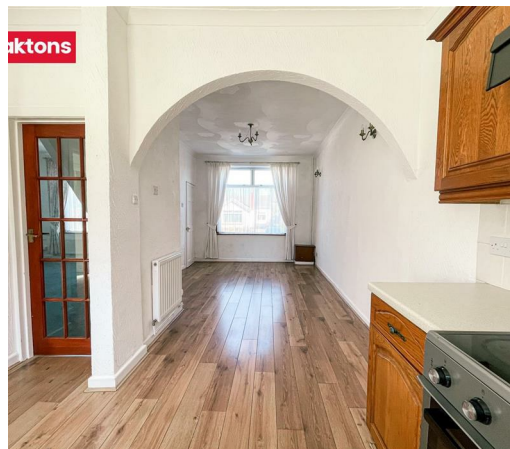


91 Mill Road, Caerphilly, CF83 3FE

**Price £220,000**

- TWO DOUBLE BEDROOM MID TERRACED HOUSE
- DINING ROOM OPEN PLAN TO THE KITCHEN
- FIRST FLOOR BATHROOM
- CLOSE TO MORGAN JONES PARK
- EPC RATING D /COUNCIL TAX BAND C/NO ONWARD CHAIN
- LOUNGE
- GROUND FLOOR SHOWER ROOM
- WALKING DISTANCE TO CAERPHILLY TOWN
- SPACIOUS REAR GARDEN/DOUBLE GARAGE TO THE REAR

**\*\*TWO DOUBLE BEDROOM MID TERRACE HOUSE\*\*** Walking distance to Caerphilly Town, good road links to Cardiff & Newport. Walking distance to Morgan Jones park. The property consists of:- Entrance hall, living room, dining room open plan to kitchen, inner passageway, ground floor shower room, first floor bathroom. Double garage to the rear with lane access. Spacious rear garden. EPC rating D. Council tax band C. **\*\*NO ONWARD CHAIN\*\***



### ENTRANCE HALL

Carpeted stairs to the first floor with two handrails.

### LIVING ROOM 13'8 x 10'2 (4.17m x 3.10m)

Upvc double glazed window to the front. Stone fire surround, two radiators, fitted kitchen.

### DINING ROOM 13'76 x 10'4 (3.96m x 3.15m)

Upvc double glazed window to the front. Laminate flooring, radiator, open plan to kitchen.

### KITCHEN AREA 10'6 x 8'4 (3.20m x 2.54m)

Upvc double glazed window to the rear. Fitted wall and base units, roll over preparation surface with inset sink/drain, tiled splash back.

### INNER PASSAGEWAY

Upvc double glazed door to the garden. Laminate flooring, radiator.

### GROUND FLOOR SHOWER ROOM 8'7 x 6'10 (2.62m x 2.08m)

Upvc obscure double glazed window to the rear. Pedestal wash hand basin, low level W.C. Shower cubicle with mains shower, tiled splash back. Coved ceiling, tiled floor, radiator.

### LANDING

### BEDROOM ONE 14'8 x 9'7 (4.47m x 2.92m)

Two Upvc double glazed windows to the front. Radiator, fitted carpet.

### BEDROOM TWO 13'8 x 9'11 (4.17m x 3.02m)

Upvc double glazed window to the front, fitted carpet, radiator.

### FIRST FLOOR BATHROOM 8'7 x 10'7 (2.62m x 3.23m)

Spacious bathroom. Panelled bath, pedestal wash hand basin tiled splash back, low level W.C. Vinyl flooring, radiator. Storage cupboard.

### FRONT

Paved steps with handrail leading to the front entrance.

### SPACIOUS REAR GARDEN

Spacious garden with paved patio, path leading to the garage and gate access to the rear lane. Mature shrubs, stone chipping are, wall boundaries.

### DOUBLE GARAGE

### NO ONWARD CHAIN

