



**aktons**  
sales & lettings



1a Clive Street, Caerphilly, CF83 1GE

**£675 Per Month**

- WELL PRESENTED
- OPEN PLAN LOUNGE/KITCHEN
- WALKING DISTANCE TO THE TRAIN STATION
- CLOSE TO ALL LOCAL AMENITIES
- EPC RATING E
- TOWN LOCATION
- ONE BEDROOM
- SHOWER ROOM
- COUNCIL TAX BAND A
- WATER & ELECTRIC INCLUDED

\*\*\* CENTRAL LOCATION\*\*\* Town centre first floor flat. Aktons are pleased to offer for rent this one-bedroom flat in an ideal location in the heart of Caerphilly town centre. Walking distance to all local amenities and both Train & Bus stations. The property consists of Entrance Hallway, open plan Lounge/kitchen, one bedroom and a shower room. Water and electric included within the bills. NO PETS. NO SMOKERS. EPC Rating E. Council Tax band A. Bond £775.

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			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

  

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

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### Entrance Hallway

Entered via PVC Door.

### Open Plan Lounge/kitchen

Two PVC Windows to front. Open plan living/kitchen area.

### Double Bedroom

PVC Window to rear. Double bedroom with built in wardrobe

### Shower room

Three piece suite comprising WC, wash hand basin and shower cubicle.

