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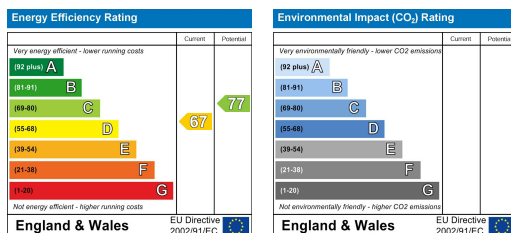


28 Ilan Road, Caerphilly, CF83 4EA

**Price £160,000**

- NICELY PRESENTED THREE BEDROOM MID TERRACE HOUSE
- DINING ROOM
- GROUND FLOOR BATHROOM WITH SEPERATE SHOWER CUBICLE
- GARAGE
- NO ONWARD CHAIN
- LOUNGE
- KITCHEN/DINER
- REAR GARDEN
- EPC RATING C/ COUNCIL TAX BAND B

**\*\*NICELY PRESENTED THREE BEDROOM MID TERRACE HOUSE\*\***. Village location, walking distance to primary schools, shops and park areas. Good road links to the A470. The property consists of:- Entrance hall, lounge, dining room, kitchen/diner, ground floor bathroom, three bedrooms to the first floor. Rear garden, garage. EPC rating C. Council tax band B. **\*\*NO ONWARD CHAIN\*\***

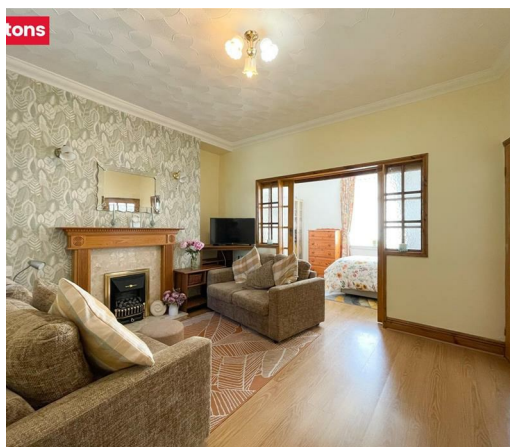


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### ENTRANCE HALL

Via Upvc double glazed door to entrance hall. Stairs to the first floor, laminate flooring, radiator.

### LOUNGE 13'1" x 11'6" (4.01 x 3.51)

Upvc double glazed window overlooking the kitchen. Laminate flooring, coved ceiling, radiator, double door access to dining room.

### DINING ROOM 12'9" x 8'10" (3.89 x 2.70)

Upvc double glazed window to the front. Laminate flooring, coved ceiling, double door access to the lounge. (Currently being used as a bedroom).

### KITCHEN 16'9" x 16'0" (5.11 x 4.89)

Upvc double glazed window to the rear. Fitted wall and base units, roll over preparation surface with sink/drainage with chrome mixer tap, tiled splash back. Plumbing and space for automatic washing machine, cooker and upright fridge freezer. Double glazed skylight window bringing in natural light, radiator, laminate flooring.



### GROUND FLOOR BATHROOM

Obscure Upvc double glazed window to the rear. Panelled bath, pedestal wash hand basin, shower cubicle. Tiled walls, laminate flooring, radiator.

### LANDING

Loft space with pull down ladder, loft has a double glazed skylight window, power and lighting, fully boarded.

### BEDROOM ONE 10'8" x 9'3" (3.27 x 2.83)

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

### BEDROOM TWO 9'4" x 9'3" (2.85 x 2.83)

Upvc double glazed window to the rear. Built in wardrobes housing ideal gas boiler, vanity unit, fitted carpet, radiator

### BEDROOM THREE 8'2" x 7'5" (2.49 x 2.28)

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

### REAR GARDEN

Raised patio, steps to further patio area with raised planters. outside tap. Rear gate access to the lane.

### GARAGE 14'9" x 8'10" (4.52 x 2.70)

Up and over door, power and lighting, glazed window to the rear.

### NO ONWARD CHAIN

