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sales & lettings



44 Mary Street, Caerphilly, CF83 8HN

**Price £175,000**

- NICELY PRESENTED THREE BEDROOM MID TERRACE HOUSE
- GOOD ROAD LINKS TO NEWPORT, CAERPHILLY & CARDIFF
- LOUNGE/DINER
- GROUND FLOOR BATHROOM
- EPC RATING D/ COUNCIL TAX BAND B
- LOCATED IN THE VILLAGE OF TRETHOMAS
- WALKING DISTANCE TO SHOPS, SCHOOLS AND RIVER WALKS
- KITCHEN
- LAWNED REAR GARDEN.
- NO ONWARD CHAIN

**\*\*THREE BEDROOM MID TERRACE HOUSE LOCATED IN THE VILLAGE OF TRETHOMAS\*\***

Good road links to Newport, Caerphilly & Cardiff. Good public transport commuting to Caerphilly train station. Walking distance to shops, primary and comprehensive schools. Close to lovely river walks. The property consist of:- Entrance hall, lounge/diner, L shaped Kitchen, ground floor bathroom, three bedrooms to the first floor. Rear garden laid with lawn, rear lane access. EPC rating D. Council tax band B. **\*\*NO ONWARD CHAIN\*\***

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		<b>88</b>
	(81-91) <b>B</b>		
	(69-80) <b>C</b>		
	(55-68) <b>D</b>	<b>62</b>	
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
Not energy efficient - higher running costs	(1-20) <b>G</b>		
England & Wales		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) <b>A</b>		
	(81-91) <b>B</b>		
	(69-80) <b>C</b>		
	(55-68) <b>D</b>		
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions	(1-20) <b>G</b>		
England & Wales		EU Directive 2002/91/EC	

**02920 881 441**

[caerphilly@aktons.co.uk](mailto:caerphilly@aktons.co.uk)

60 Cardiff Road,  
Caerphilly, CF83 1JQ

**aktons.co.uk**





### ENTRANCE HALL

Via Upvc double glazed door, laminate flooring, radiator, carpeted stairs to the first floor. Wall mounted electric fuse box.

### LOUNGE/DINER 21' x 11' (6.40m x 3.35m)

Upvc double glazed window to the front. Coved ceiling, laminate flooring, two radiators, open plan to the kitchen.

### KITCHEN 14' x 11'7 (4.27m x 3.53m)

Upvc double glazed door and window to the rear. L shaped kitchen. Fitted wall and base units with roll over preparation surface with inset 1.5 sink drainer, tiled splash back, space for cooker, washing machine, drier, dish washer and fridge freezer. Laminate flooring, radiator.

### INNER PASSAGEWAY

Under stairs storage cupboard, laminate flooring. Door access to the bathroom.



### GROUND FLOOR BATHROOM

Obscure Upvc double glazed window to the rear. Panelled bath, pedestal wash hand basin, low level W.C. Shelving, vinyl flooring, chrome heated towel rail.

### LANDING

Upvc double glazed window to the rear. Spindle balustrade.

### BEDROOM ONE 12' x 8' (3.66m x 2.44m)

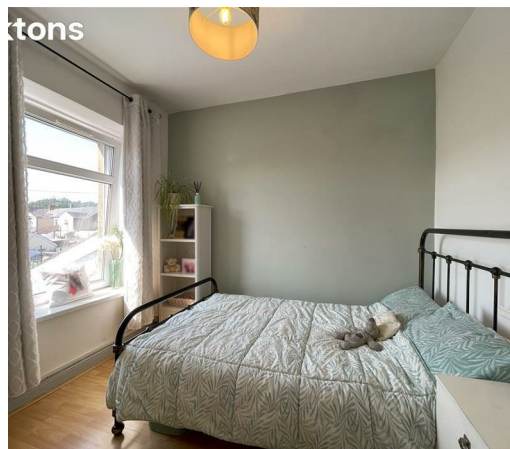
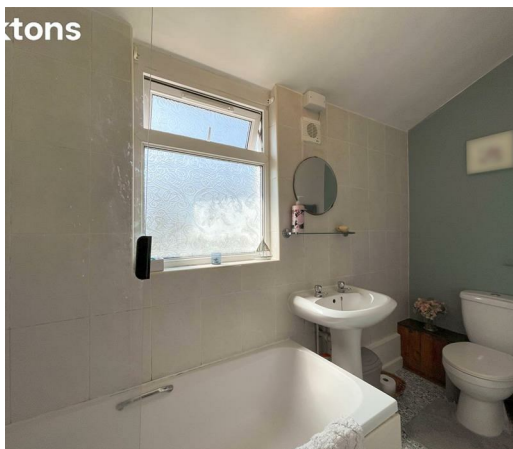
Upvc double glazed window to the front. Laminate flooring, radiator.

### BEDROOM TWO 9'7 x 6'9 (2.92m x 2.06m)

Upvc double glazed window to the front. Laminated flooring, radiator, cupboard housing Ideal gas boiler.

### BEDROOM THREE 9' x 6'9 (2.74m x 2.06m)

Upvc double glazed window to the front. Wood flooring, shelving, radiator.



### REAR GARDEN

Rear gate access. Wall and fenced boundaries, lawned garden, stone chipping area.

### NO ONWARD CHAIN