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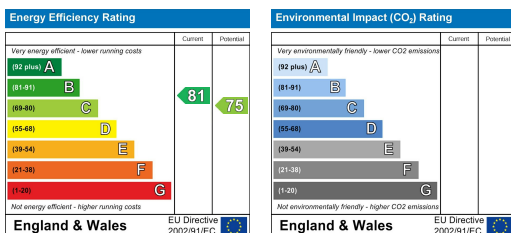


19 Trapwell, Caerphilly, CF83 3DU

Price £165,000

- FIRST FLOOR TWO DOUBLE BEDROOM FLAT IN SOUGHT AFTER AREA
- KITCHEN
- PURPOSE BUILT STORAGE SHED & OUTBUILDINGS
- GROUND RENT £10 PER YEAR
- EPC RATING C/ COUNCIL TAX BAND D
- LOUNGE
- BATHROOM
- GOOD SIZE REAR GARDEN
- BUILDING INSURANCE £204.20 INSURANCE PREMIUM TAX AT 12.0% £24.50
- NO ONWARD CHAIN

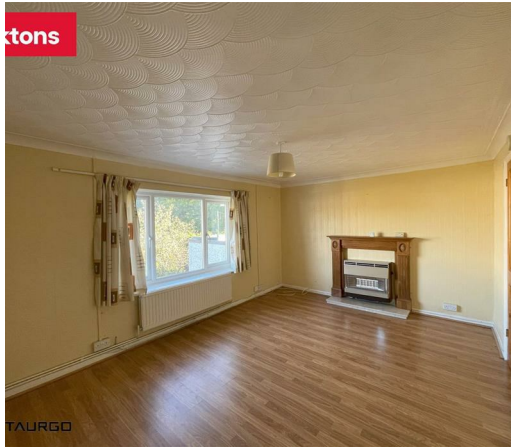
****TWO DOUBLE BEDROOM FIRST FLOOR FLAT**** Rarely available for sale in a sought after area. Good road links to A470 and Newport. Walking distance to local amenities. The property consists of:- Entrance hall, landing, lounge, two double bedrooms, bathroom, kitchen, study. Veranda opening from the kitchen with lovely views over local countryside. Enclosed rear garden with greenhouse. EPC RATING D. COUNCIL TAX BAND B. Lease 125 years from 30th July 19090 rent £10 and insurance rent. BUILDING INSURANCE £204.20 INSURANCE PREMIUM TAX AT 12.0% £24.50 ****NO ONWARD CHAIN****



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ENTRANCE HALL

Via Upvc double glazed door to entrance hall. Upvc double glazed window to the side. Storage cupboard, stairs to the first floor, radiator.

LANDING

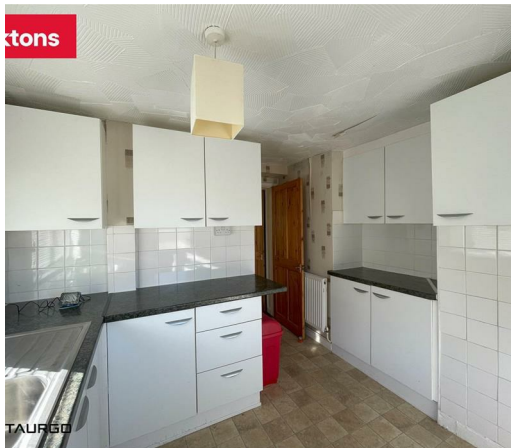
Upvc double glazed window to the side. Loft access, radiator.

KITCHEN 9'3 x 7'4 (2.82m x 2.24m)

Upvc double glazed window to the side. Double glazed door opening to the balcony. Fitted wall and base units, roll over preparation surface with inset sink drainer, tiled splash back. Space for cooker, fridge/freezer and automatic washing machine. Tiled floor, radiator.

LOUNGE 15'1 x 10'11 (4.60m x 3.33m)

Upvc double glazed window to the rear with views over local countryside. Coved ceiling, radiator, laminate flooring. Wall mounted gas fire.



BEDROOM ONE 15'6 x 9' (4.72m x 2.74m)

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

BEDROOM TWO 10'7 x 9'9 (3.23m x 2.97m)

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

BATHROOM 5'5 x 6'2 (1.65m x 1.88m)

Obscure Upvc double glazed window to the side. panelled bath with mains shower above. Pedestal wash hand basin, low level W.C. Tiled walls and floor, radiator.

STUDY

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

FRONT

Enclosed front garden with gate access. Paved front, side access to the rear garden.

REAR

Enclosed good size rear garden. Mature shrubs and apple tree. Green house to remain.

NO ONWARD CHAIN

LEASE DETAILS

DATE: 30th July 1990

TERM: 125 years from 30th from 1990 (90 years left).

GROUND RENT: £10 and insurance rent.

BUILDING INSURANCE £204.20

INSURANCE PREMIUM TAX AT 12.0% £24.50

TOTAL SERVICE CHARGE PAYABLE IN 2024 - 2025 £248.70

