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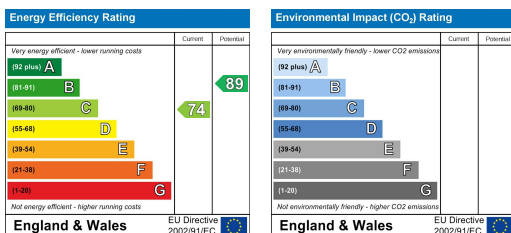


18 Cae Pandy, Caerphilly, CF83 3JP

Price £220,000

- IMMACULATELY PRESENTED TWO BEDROOM SEMI DETACHED HOUSE
- LOUNGE
- LANDSCAPED GARDEN WITH FEATURE COVERED WOODEN SEATING AREA
- WALKING DISTANCE TO CAERPHILLY TOWN CENTRE
- IDEAL FIRST TIME BUYERS HOME READY TO MOVE
- RECENTLY FITTED SHOWER ROOM AND KITCHEN
- PARKING FOR TWO CARS
- SOUGHT AFTER ESTATE
- GOOD ROAD LINKS TO A470 & NEWPORT
- EPC RATING C/COUNCIL TAX BAND D / FREEHOLD IN

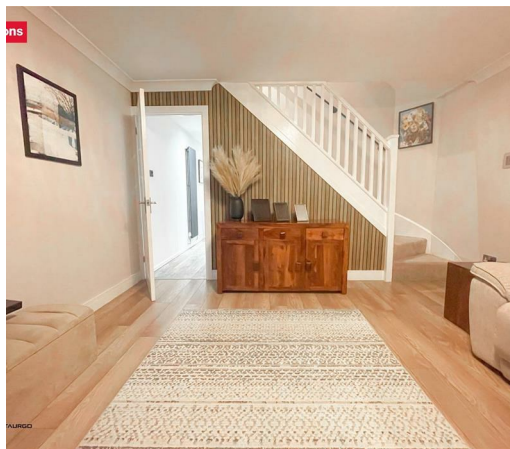
****VIEWINGS HIGHLY RECOMMENDED**** Immaculately presented two bedroom freehold semi detached house, located on the sought after Pontypandy estate. Walking distance to local amenities, good road links to the A470 * Newport. The property is tastefully decorated and updated to a high standard. The house consists of:- Entrance hall, lounge, kitchen/diner, two double bedrooms, first floor shower room. Off road parking for two cars, landscaped rear garden. EPC rating C. Council tax band D. ****CALL NOW TO SECURE A VIEWING****



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ENTRANCE HALL 5'1 x 3'1 (1.55m x 0.94m)

Via double glazed composite door. laminate flooring,

LIVING ROOM 14'5 x 12'1 (4.39m x 3.68m)

Upvc double glazed window to the front. Coved ceiling, laminate flooring, radiator. Wall mounted electric fire, stairs to the first floor with spindle balustrade.

KITCHEN/DINER 14'4 x 8'2 (4.37m x 2.49m)

Upvc double glazed window to the rear. Upvc double glazed door to the rear. Modern recently fitted kitchen. Fitted wall and base units with roll over preparation surface with inset sink drainer. Integrated fridge/freezer & automatic washing machine. Integrated electric oven and hob with overhead extractor fan. Vertical radiator, tiled floor, space for table and chairs.

LANDING

Loft access, fitted carpet on landing and stairs, spot lighting to the ceiling.



BEDROOM ONE 12'6 x 8'9 (3.81m x 2.67m)

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

BEDROOM TWO 12'7 x 8'7 (3.84m x 2.62m)

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

FIRST FLOOR SHOWER ROOM 9'6 x 5'2 (2.90m x 1.57m)

Recently fitted shower room. Obscure Upvc double glazed window to the rear. Double shower cubicle, glass shower screen, double headed main shower. Vanity unit with storage beneath, housing wash hand basin. Low level W.C. Pvc splash back. Storage cupboard housing the Baxi combination gas boiler. Chrome heated towel rail.

FRONT

Hard stand to the front with paved path to front entrance. Driveway to the side and bin store. gate access to the rear garden.



REAR

Landscaped rear garden. Resin patio area, spacious paved patio with path leading to the side entrance and quality garden shed with glazed window, lawned area. Feature wooden covered seating area with fitted table and benches. Two outside taps. Fenced boundaries, wood bark borders.