



16 Rhos Helyg, Caerphilly, CF83 3QD

Price £170,000

- FREEHOLD END OF TERRACE HOUSE
- KITCHEN
- FIRST FLOOR BATHROOM
- WALKING DISTANCE TO CAERPHILLY TOWN CENTRE
- EPC RATING C/COUNCIL TAX BAND B
- LOUNGE/DINER
- TWO BEDROOMS
- SPACIOUS FRONT & REAR GARDEN.
- GOOD ROAD LINKS TO CARDIFF & NEWPORT
- NO ONWARD CHAIN

****NICELY PRESENTED FREEHOLD END OF TERRACE HOUSE**** Located on the Mornington Meadows Estate, walking distance to local primary school, Caerphilly town centre and Caerphilly historic Castle. The property consists of:- Entrance hall, lounge/diner, kitchen, two bedrooms and first floor bathroom. Gas central heating Double glazing. Spacious front garden, lawned rear garden with paved patio to the side enclosed by red brick walls. EPC rating C. Council tax banding B. ****NO ONWARD CHAIN****.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>					
	69	77			
<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>					
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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ENTRANCE HALL

Via Upvc double glazed door to entrance hall. Stairs to the first floor. gas meter. Door to the lounge.

LOUNGE/DINER 17'7" x 8'10" (5.37 x 2.70)

Upvc double glazed window to the front. Coved ceiling, vinyl flooring, radiator, understairs storage cupboard. Door access to the kitchen.

KITCHEN 11'9" x 7'0" (3.60 x 2.14)

Upvc double glazed window to the rear. Double glazed door to the rear. Fitted wall and base units, roll over preparation surface with inset 1.5 sink/drain, tiled splash back. Space for automatic washing machine, space for upright fridge freezer. Integrated electric oven, inset gas hob with over head extractor hood. Breakfast bar, vinyl flooring, radiator.

LANDING

Loft access, fitted carpet.



BEDROOM ONE 12'9" x 8'10" (3.89 x 2.70)

Upvc double glazed window to the front. Coved ceiling, fitted carpet, radiator. Cupboard housing Ariston combination gas boiler.

BEDROOM TWO 11'10" x 6'10" (3.62 x 2.10)

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

BATHROOM 8'8" x 4'11" (2.65 x 1.50)

Obscure Upvc double glazed window to the rear. Panelled bath with Gainsborough electric shower above. tiled splash back, Pedestal wash hand basin, low level W.C. Vinyl flooring, radiator.

FRONT

Spacious front garden laid with lawn, paved foot path leading to the front entrance. Ranch fencing boundary. Side gate access to the rear.

REAR & SIDE GARDEN

Side gate access to paved patio area. Lawned garden to the rear. Red brick boundary walls.

NO ONWARD CHAIN

