



**aktons**  
sales & lettings

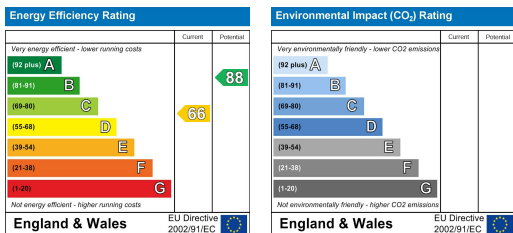


23 Blaen Ifor, Caerphilly, CF83 2NW

**Offers In Excess Of £185,000**

- NICELY PRESENTED FREEHOLD TWO BEDROOM SEMI DETACHED HOUSE
- KITCHEN/DINER
- FIRST FLOOR BATHROOM
- DRIVEWAY FOR TWO CARS
- EPC RATING D/ COUNCIL TAX BAND C
- LOUNGE
- W.C.
- FRONT AND REAR SOUTH FACING GARDEN
- WALKING DISTANCE TO ENERGLYN TRAIN STATION COMMUTING TO CARDIFF
- NO ONWARD CHAIN OFFERS IN EXCESS OF £185,000

**\*\*NICELY PRESENTED FREEHOLD TWO BEDROOM SEMI DETACHED HOUSE\*\*** Good road links to the A470, walking distance to the Energlyn train station. The property consists of:- Entrance hall, W.C. Lounge, kitchen, diner, two bedrooms, bathroom. Newly fitted carpets and vinyl flooring throughout. Driveway for two cars, enclosed rear garden. EPC RATING D. COUNCIL TAX BANDING C. **\*\*NO ONWARD CHAIN\*\*** Ideal first time home.

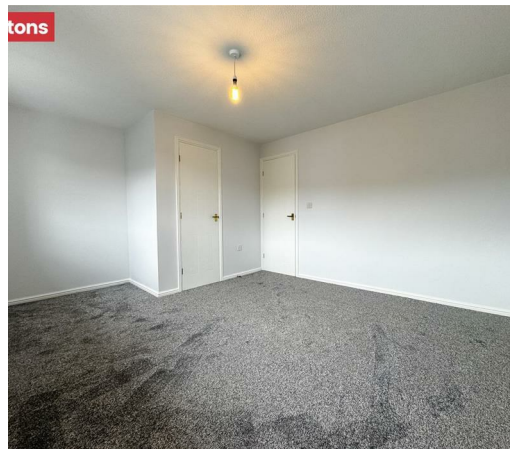


**02920 881 441**  
caerphilly@aktons.co.uk

60 Cardiff Road,  
Caerphilly, CF83 1JQ

**aktons.co.uk**





### **ENTRANCE HALL**

Via double glazed composite door to entrance hall. Upvc double glazed window to the side, newly fitted vinyl flooring, radiator.

### **W.C.**

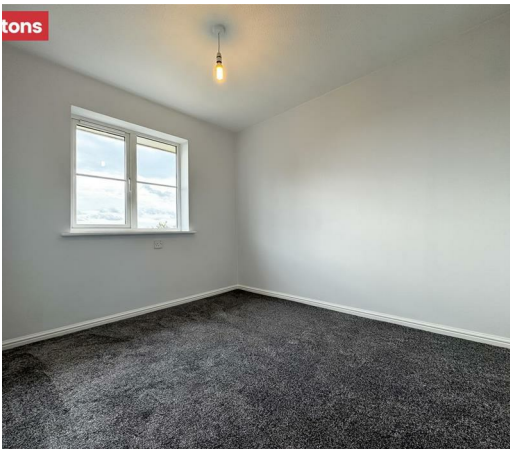
Obscure double glazed window to the front. low level W.C. Vanity unit housing wash hand basin tiled splash back. Newly fitted vinyl flooring, radiator.

### **LOUNGE 14'2" x 13'1" (4.34 x 4.01)**

Upvc double glazed window to the front. Coved ceiling, stairs with spindle balustrade to the first floor. Newly fitted carpet, radiator. Wall mounted electric fire. Two radiators.

### **KITCHEN/DINER 14'2" x 8'3" (4.34 x 2.54)**

Upvc double glazed window to the rear. Upvc double glazed French doors giving access to the rear. Roll over preparation surface with inset sink drainer., tiled splash back Inset gas hob with over head extractor hood. Integrated electric oven. Coved ceiling, radiator, space for table and chairs, tiled floor, spot lighting to the ceiling. Wall mounted Ideal gas boiler.



### **LANDING**

Upvc double glazed window to the side. Newly fitted carpet.

### **BEDROOM ONE 14'2" x 11'4" (4.34 x 3.47)**

2 x Upvc double glazed windows to the front. Airing cupboard, newly fitted carpet, radiator.

### **BEDROOM TWO 10'1" x 8'2" (3.08 x 2.49)**

Upvc double glazed window to the rear. Fitted carpet, loft access, newly fitted carpet, radiator.

### **BATHROOM**

Obscure Upvc double glazed window to the rear. Bath with mains shower above. Vanity unit housing wash hand basin with storage beneath, low level W.C. Tiled splash back and floor, radiator.



### **FRONT**

Path leading to the front entrance, lawned garden. Driveway to the side for two cars.

### **REAR**

Side gate access. lawned garden with decked area. Fenced boundaries.

### **NO ONWARD CHAIN**