



45 Cefn Ilan Road, Caerphilly, CF83 4EF

£100,000

**** Semi Detached Bungalow ** Two Bedrooms ** No Chain ****

In need of improvement and renovation.

Located in the village of Abertridwr with countryside views and comprising lounge, kitchen, two bedrooms and shower room.

There are gardens to the front and rear.

Offered with no onward chain.

Entrance

Double glazed entrance door.

Kitchen 11'9" x 8'9" (3.60 x 2.68)



Base and wall cupboards, stainless steel sink unit, wall mounted gas boiler, radiator, double glazed window to side.

Lounge 13'3" x 8'7" (4.04 x 2.62)



Double glazed patio doors to rear, radiator.

Bedroom 1 11'9" x 10'3" (3.60 x 3.13)



Double glazed window to front, radiator.

Bedroom 2 11'10" x 9'3" (3.62 x 2.84)



Double glazed window to front, radiator.

Shower Room



Shower cubicle, wc, wash hand basin, radiator, double glazed windows to side and rear.

Outside

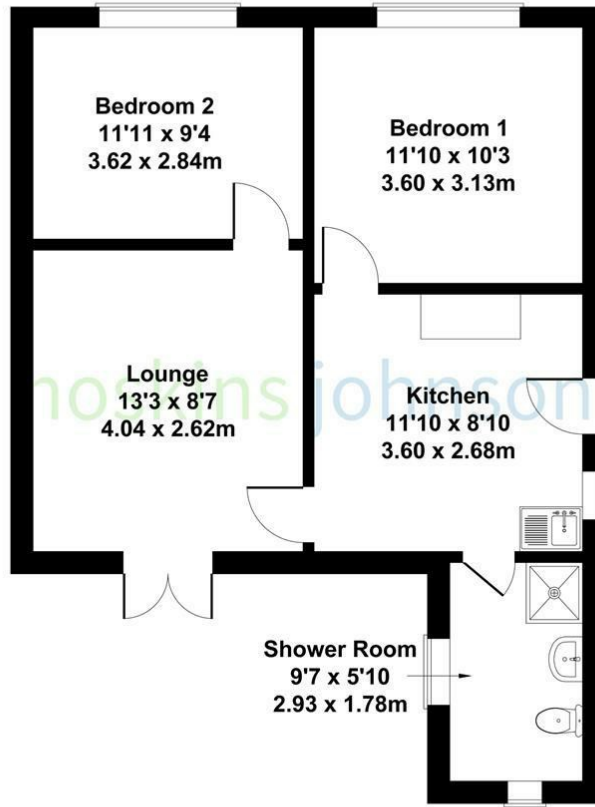


Front garden with access to rear with paved patio and elevated garden.

Floor Plan

45 Cefn Ilan

Approximate Gross Internal Area
614 sq ft - 57 sq m

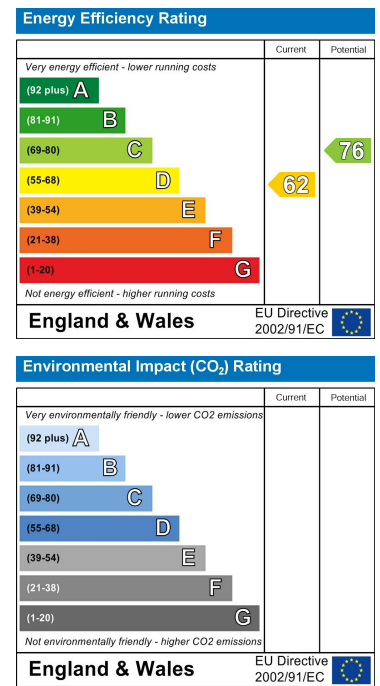


Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.