



**aktons**  
sales & lettings



1B Pen-Y-Ffordd, Caerphilly, CF83 2SS

**Price £280,000**

- NEW BUILD LOCATED IN CAERPHILLY ANTICIPATED COMPLETION JUNE 2026
- THREE BATHROOMS
- UNDERFLOOR HEATING POWERED BY THE LATEST 7KW HEAT SOURCE PUMP
- BLOCK PAVED AREA FOR PARKING FOR TWO CARS PLUS AMPLE OFF STREET PARKING
- EN SUITE TO MASTER BEDROOM TO INCLUDE TOILET SHOWER AND VANITY UNIT
- 3 BEDROOM SEMI DETACHED HOUSE
- OPEN PLAN LIVING
- SEPARATE UTILITY ROOM FOR WASHING MACHINE AND TUMBLE DRYER
- REAR GARDEN, EXTERNAL LIGHTING INCLUDED
- B + SAP RATING

**\*\*QUALITY NEW BUILD\*\*** Three bedroom semi detached house. Located within walking distance to Caerphilly town centre. Good road links to Cardiff and the A470. Three phase electric supply to house for fast economical car charging. Ground floor shower room, shower en suite to master bedroom, family bathroom with shower cubicle and bath. Tiled floors in all bathroom/utility room and shower rooms. Patio and turfed garden. Loft ladder and light to main loft. chrome light fittings and sockets. Exceptional Energy Efficiency – EPC Rating A This A-rated, energy-efficient home offers significantly lower running costs, enhanced comfort, and reduced environmental impact. The property benefits from solar panels and a high-efficiency heat pump, providing sustainable energy and hot water while minimising bills. For electric vehicle owners, the property has a three-phase supply, allowing for super-fast charging, and there is the potential for an EV charging point to be installed by the new owner. Combining modern renewable technologies with future-ready infrastructure, this home is ideal for buyers seeking sustainable, low-cost, and tech-forward living. **\*\*EARLY BIRD ENQUIRIES WELCOMED.**

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

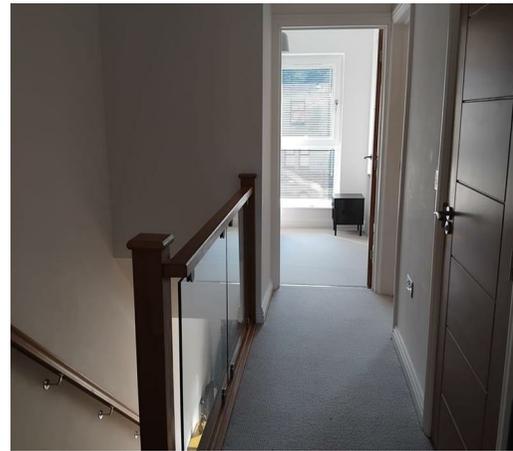
**02920 881 441**  
caerphilly@aktons.co.uk

60 Cardiff Road,  
Caerphilly, CF83 1JQ

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- ENTRANCE HALL**
- UTILITY ROOM**
- SHOWER ROOM**
- KITCHEN OPEN PLAN TO LOUNGE**
- LANDING**
- BEDROOM ONE**
- SHOWER EN SUITE**
- BEDROOM TWO**
- BEDROOM THREE**
- FAMILY BATHROOM**
- FRONT**
- REAR**
- NEW BUILD**



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