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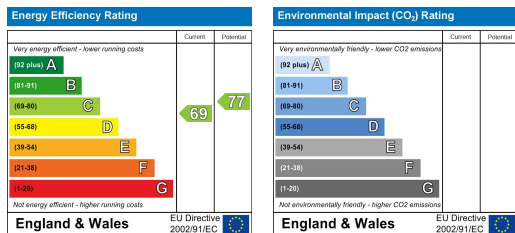


36 Caerbragdy, Caerphilly, CF83 3AN

Price £255,000

- NICELY PRESENTED EXTENDED FREEHOLD SEMI DETACHED TWO BEDROOM BUNGALOW
- WALKING DISTANCE TO THE HISTORIC CAERPHILLY CASTLE
- LOUNGE
- UTILITY ROOM
- EPC RATING /COUNCIL TAX BAND C
- LOCATED CLOSE TO CAERPHILLY TOWN CENTRE ON THE FLAT
- GOOD ROAD LINKS TO CARDIFF NEWPORT AND THE A470
- KITCHEN/DINING AREA
- SHOWER ROOM

****NICELY PRESENTED FREEHOLD EXTENDED TWO BEDROOM SEMI DETACHED BUNGALOW**** Located with in walking distance to Caerphilly Town Centre and the historic Caerphilly Castle. The property is located on the flat with ample parking. The property consists of:- Lounge, kitchen/diner, utility room, shower room, two bedrooms. Low maintenance rear garden. All new flooring, Located in a quiet cul de sac. EPC rating C. Council tax banding C. ****NO ONWARD CHAIN****



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LOUNGE 13'10" x 11'5" (4.24 x 3.48)

Upvc double glazed window to the front. New vinyl flooring, radiator.



DINING ROOM 9'4" x 7'9" (2.86 x 2.37)

Loft access, radiator, new vinyl flooring. Open Plan to the kitchen.

KITCHEN 13'10" x 7'5" (4.24 x 2.28)

Upvc double glazed window to the rear and side. Upvc double glazed door giving access to the rear garden. Roll over Beech work surface with inset 1.5 sink drainer. Fitted wall and base units. Integrated electric hob with over head extractor hood, electric oven beneath. Fridge Freezer and dish washer to remain. Breakfast bar, spot lighting, radiator, vinyl flooring. Open plan to dining area. Door access to the utility room.

UTILITY ROOM 6'1" x 4'0" (1.87 x 1.22)

Work surface with plumbing and space for automatic washing machine, tiled floor, radiator. Door access to the shower room. Wall mounted Worcester gas combination boiler.



SHOWER ROOM

Obscure Upvc double glazed window to the side. Walk in double shower cubicle with mains shower, tiled walls.. Pedestal wash hand basin, low level W.C. Tiled floor, chrome heated towel rail.



BEDROOM ONE 12'6" x 8'4" (3.83 x 2.55)

Upvc double glazed window to the rear. New fitted carpet, radiator.

BEDROOM TWO 12'6" x 8'4" (3.83 x 2.55)

Upvc double glazed window to the front. New fitted carpet, radiator.

FRONT

Drive way to accommodate 2/3 cars.

REAR

Low maintenance garden, mainly laid with artificial grass, raised decked seating or ideal area for potted plants. Purpose built storage shed with power point. Fenced and wall boundaries, side gate access. Outside tap.

NO ONWARD CHAIN

