



10 St. Nicholas Court, Caerphilly, CF83 1DJ

**Open To Offers £235,000**

- FREEHOLD THREE BEDROOM SEMI DETACHED HOUSE
- WALKING DISTANCE TO CAERPHILLY TOWN, SCHOOLS AND TRAIN STATION
- LOUNGE OPEN PLAN TO DINING ROOM
- CONSERVATORY & REAR PORCH
- EPC RATING C/ COUNCIL TAX BANDING C
- LOCATED ON THE SOUGHT AFTER ST MARTINS ESTATE
- GOOD ROAD LINKS TO THE A470
- KITCHEN
- FAMILY BATHROOM
- OPEN TO OFFERS NO ONWARD CHAIN

**\*\*THREE BEDROOM SEMI DETACHED HOUSE LOCATED ON THE SOUGHT AFTER ST MARTINS ESTATE\*\*** Within walking distance to the train station commuting to Cardiff, walking distance to primary and comprehensive schools. The property consists of:- Entrance porch, kitchen open plan to dining room and lounge. Three bedrooms and bathroom to the first floor. Front and rear gardens with off road parking. EPC rating C. Council tax band C. **\*\*NO ONWARD CHAIN\*\* OPEN TO OFFERS**

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
87	71		

**Energy Efficiency Rating:** Very energy efficient - lower running costs. Scale: A (92 plus), B (81-91), C (69-80), D (55-68), E (39-54), F (21-38), G (1-20). Not energy efficient - higher running costs. EU Directive 2002/91/EC.

**Environmental Impact (CO<sub>2</sub>) Rating:** Very environmentally friendly - lower CO<sub>2</sub> emissions. Scale: A (0-10), B (11-20), C (21-30), D (31-40), E (41-50), F (51-60), G (61-70). Not environmentally friendly - higher CO<sub>2</sub> emissions. EU Directive 2002/91/EC.

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

60 Cardiff Road,  
Caerphilly, CF83 1JQ

**aktons.co.uk**



### CONSERVATORY

Low level walls with Upvc double glazed window to sides and rear. Upvc double glazed door to the garden. Laminate flooring. Door to entrance hall.

### ENTRANCE HALL

Aluminium double glazed door to entrance hallway. Stairs to the first floor, laminate flooring, radiator with cover, door access to the lounge.

### LOUNGE 19'9 x 12'7 (6.02m x 3.84m)

Upvc double glazed window overlooking the garden. Spacious bright and airy room. Feature fire place with log burner, laminate flooring, radiator, coved ceiling, dado rail. Open plan to dining room.

### DINING ROOM

Upvc double glazed window to the rear. Dado rail, laminate flooring, radiator, open plan to kitchen.

### KITCHEN 9'10 x 9'3 (3.00m x 2.82m)

Upvc double glazed door giving access to the front porch. Upvc double glazed window to the front. Fitted wall and base units, roll over preparation surface with inset sink drainer, tiled splash back. Space for automatic washing machine & upright fridge/freezer. Integrated electric oven, inset gas hob with overhead extractor fan. Understairs storage cupboard housing meters, vinyl flooring, spot lighting to the ceiling.

### REAR ENTRANCE PORCH

Via Upvc double glazed door. Upvc double glazed window to the side and rear. Door access to the kitchen.

### LANDING

Upvc double glazed window to the side. Loft access.

### BEDROOM ONE 12'1 x 10'6 (3.68m x 3.20m)

Upvc double glazed window to the front. Mirror fronted built in wardrobes, storage cupboard. Fitted carpet, radiator.

### BEDROOM TWO 11'1 x 8'6 (3.38m x 2.59m)

Upvc double glazing to the rear. Fitted carpet, radiator.

### BEDROOM THREE 6'5 x 5'5 (1.96m x 1.65m)

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

### BATHROOM

Obscure Upvc double glazed window to the rear. Panelled bath with electric shower above, pedestal wash hand basin, low level W.C. Tiled walls, vinyl flooring, radiator.

### FRONT

Low level walls with gate access to low maintenance front garden, fenced and shrub boundaries. Door access to the conservatory, Side gate access to the front,

### REAR

Low level walls with block paved driveway with double wrought iron gates. Side gate access to the front. Garden shed. Door access to the porch.

### NO ONWARD CHAIN

