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6 Grove Street, Caerphilly, CF83 3LN

Open To Offers £170,000

- THREE BEDROOM MID TERRACE HOUSE
- WALKING DISTANCE TO THE TRAIN STATION COMMUTING TO CARDIFF
- KITCHEN
- FIRST FLOOR BATHROOM
- EPC RATING C /COUNCIL TAX BAND B
- LOCATED IN THE VILLAGE OF LLANBRADACH
- LOUNGE/DINER
- GROUND FLOOR W.C.
- FRONT FORECOURT/REAR GARDEN/DOUBLE GARAGE
- NO ONWARD CHAIN

****THREE BEDROOM MID TERRACE HOUSE**** Located in the village of Llanbradach, walking distance to the shops and train station commuting to Cardiff. Good road links to the A470. The property consists of:- Entrance hall, lounge diner, kitchen, ground floor W.C. spacious bathroom to the first floor. Front forecourt, rear garden, double garage to the rear. EPC RATING C/ COUNCIL TAX BAND B. ****NO ONWARD CHAIN****

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
	(1-20) G		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	72	80

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

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ENTRANCE HALL

Upvc double glazed door to entrance hall. Glazed window overlooking the stairs. Coved ceiling, wall mounted electric fuse box, radiator, fitted drawer unit, fitted carpet.

LOUNGE DINER

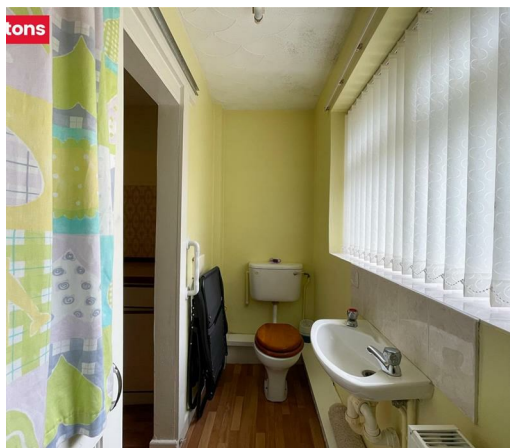
Upvc double glazed window to the front and rear. Coved ceiling, stone fire surround with inset gas fire, fitted carpet, two radiator, door access to the stairs leading to the first floor.

KITCHEN 15'9" x 9'3" (4.81 x 2.83)

Upvc double glazed door to the garden. Upvc double glazed window to the side. Fitted wall and base units with roll over preparation surface with inset double sink's, tiled splash back, space for fridge freezer and cooker, plumbing and space for automatic washing machine. Vinyl flooring, radiator. Under stairs storage cupboard.

W.C

Obscure Upvc double glazed window to the rear. Low level W.C vanity wash hand basin, tiled splash back, vinyl floor, radiator.



LANDING

Coved ceiling, spindle balustrade.

BEDROOM ONE 12'3" x 9'7" (3.75 x 2.93)

Upvc double glazed window to the front. Laminate floor, radiator.

BEDROOM TWO 9'7" x 9'4" (2.93 x 2.86)

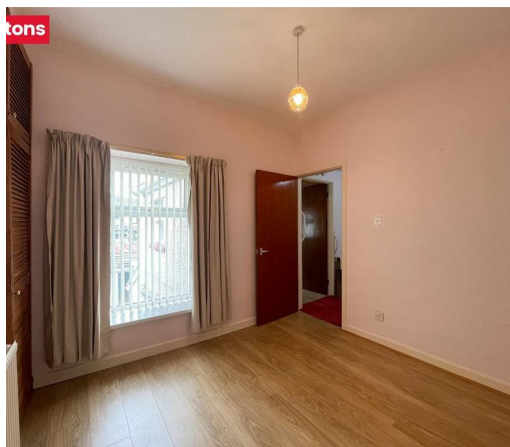
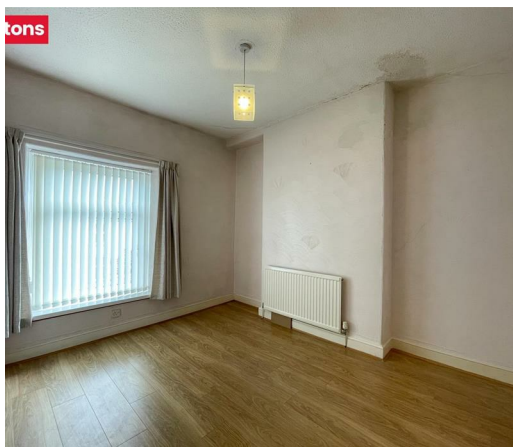
Upvc double glazed window to the rear. Laminate floor, two storage cupboards.

BEDROOM THREE 8'6" x 6'10" (2.61 x 2.09)

Upvc double glazed window to the front. Laminate floor, radiator.

FIRST FLOOR BATHROOM

Spacious bathroom. Panelled bath, vanity wash hand basin, low level W.C. Shower cubicle with electric shower. Tiles splash back, wood panelling to part walls. Extractor fan, radiator. Worcester gas boiler.



FRONT FORECOURT

Enclosed forecourt. Wrought iron gate access to paved forecourt, wall boundaries.

REAR GARDEN

low maintenance, Partly paved patio, raised planted beds. Door access to the garage. Outside tap.

DOUBLE GARAGE

Electric single door access to a double sized garage... Two windows over looking the garden, door access to the garden and rear lane.