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35 Cenydd Terrace, Caerphilly, CF83 4HL

Price £115,000

- TWO BEDROOM MID TERRACE
- LOUNGE/DINING ROOM
- UTILITY AREA
- WORK SHOP TO THE REAR OF THE GARDEN
- EPC RATING D/ COUNCIL TAX BAND A
- IN NEED OF UPGRADING
- KITCHEN
- FIRST FLOOR BATHROOM
- VIEWS OVER LOCAL COUNTRYSIDE
- NO ONWARD CHAIN

****TWO BEDROOM MID TERRACE HOUSE IN NEED OF UPDATING**** Located in the village of Senghenydd close to public transport commuting to Caerphilly train station. Walking distance to primary schools and village shops. The property consists of:- Entrance porch, entrance hall open plan to dining room, lounge, kitchen, utility area, Two bedrooms and bathroom to the first floor. Front forecourt and rear garden with spacious work shop. EPC rating D. Council Tax band A. ****NO ONWARD CHAIN****.

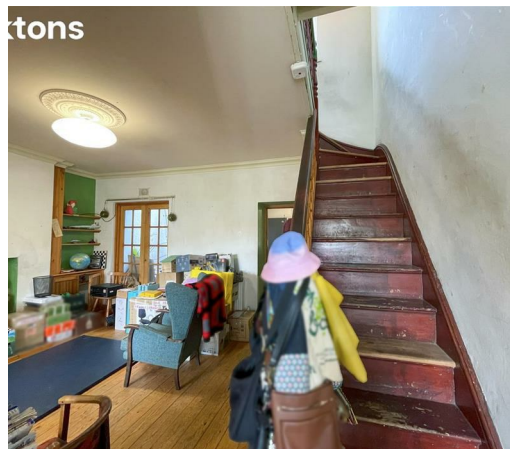
| Energy Efficiency Rating | | Current | Potential |
|---|--------------------|---------|-----------|
| Very energy efficient - lower running costs | (92 plus) A | | |
| | (81-91) B | | |
| | (69-80) C | | |
| | (55-68) D | | |
| | (39-54) E | | |
| | (21-38) F | | |
| | (1-20) G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | 66 | 86 |
| EU Directive 2002/91/EC | | | |

| 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 PORCH

Glazed door access to the entrance porch.

ENTRANCE HALL

Glazed door access to the entrance, stairs to the first floor, open plan to the lounges.

LOUNGE 13'2 x 8'6 (4.01m x 2.59m)

Upvc double glazed bay window to the front. Cove ceiling, picture rail, radiator, wooden floor, doors opening to the dining room.

DINING ROOM 14' x 11'6 (4.27m x 3.51m)

Glazed French doors opening to the Utility area. Log burner, cove ceiling, wooden flooring, radiator, stairs to the first floor. Door to the kitchen.

KITCHEN 15'5 x 8'5 (4.70m x 2.57m)

Upvc double glazed window to the rear. Glazed window overlooking the Utility area. Kitchen offers space to renovate into a kitchen/breakfast room. Door access to the Utility area.

UTILITY AREA 9'8 x 6'6 (2.95m x 1.98m)

Belfast sink, Door access to the garden. Covered with a Perspex roof.

LANDING

Upvc double glazed window to the rear. Spindle balustrade. Fixed wooden ladder giving access to the loft space, loft is boarded with double glazed sky light window.

BEDROOM ONE 11'9 x 9'3 (3.58m x 2.82m)

Upvc double glazed window to the front. Feature fire place.

BEDROOM TWO 7'2 x 6'7 (2.18m x 2.01m)

Upvc double glazed window to the front.

FIRST FLOOR BATHROOM 15'5 x 8'5 (4.70m x 2.57m)

Upvc double glazed window to the rear. Spacious bathroom with panelled bath, low level W.C. Pedestal wash hand basin.

FRONT

Enclosed forecourt. mature shrubs, paved path to front entrance. Wrought iron gate access. Wall and wrought iron railing boundaries.

REAR

Steps leading to garden, mature shrubs. Door access to spacious workshop with access to the rear lane

NO ONWARD CHAIN

