



13 Energlyn Terrace, Caerphilly, CF83 2QZ

**Open To Offers £170,000**

- FREEHOLD MID TERRACED HOUSE
- WITH IN WALKING DISTANCE TO CAERPHILLY TOWN CENTRE & ENERGLYN TRAIN STATION
- KITCHEN
- REAR GARDEN
- EPC RATING C/COUNCIL TAX BAND
- GOOD ROAD LINKS TO THE A470
- LOUNGE/DINER
- GROUND FLOOR BATHROOM
- WALKING DISTANCE TO LOCAL SHOPS AND PARK AREAS
- NO ONWARD CHAIN

**\*\*THREE BEDROOM MID TERRACED HOUSE WITH IN WALKING DISTANCE TO CAERPHILLY TOWN CENTRE\*\*** Good road links to the A470, walking distance to Energlyn train station, park areas and schools. The property benefits from:- Entrance hall, lounge, dining room, kitchen, inner passageway, shower room separate W.C. Gas central heating, Upvc double glazing. Front forecourt and rear garden. EPC rating C. Council tax band C. **\*\* NO ONWARD CHAIN\*\***

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
72	84		

**Energy Efficiency Rating**  
 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  
 EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**  
 Very environmentally friendly - lower CO<sub>2</sub> emissions  
 (92 plus) **A**  
 (81-91) **B**  
 (69-80) **C**  
 (55-68) **D**  
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 Not environmentally friendly - higher CO<sub>2</sub> emissions  
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### **ENTRANCE HALL**

Via Upvc double glazed door to entrance hall. Stairs to the first floor, laminate flooring.

### **LOUNGE 12'2" x 9'1" (3.71 x 2.79)**

Upvc double glazed window to the front. Coved ceiling, radiator, laminate flooring, open plan to dining room.

### **DINING ROOM 12'2" x 11'3" (3.71 x 3.45)**

Upvc double glazed window to the rear. Fire surround with electric fire, coved ceiling, radiator, understairs storage cupboard.

### **KITCHEN 11'7" x 8'11" (3.55 x 2.74)**

Upvc double glazed window to the side. Rollover preparation surface with inset sink drainer, fitted wall and base units. Space for automatic washing machine, fridge freezer and dishwasher. Integrated electric oven with inset gas hob. Overhead extractor hood. Tiled floor. Wall mounted Baxi gas boiler.



### **INNER PASSAGEWAY**

Upvc double glazed door giving access to the rear garden. Tiled floor.

### **GROUND FLOOR SHOWER ROOM**

Upvc obscure double glazed window to the rear. Shower cubicle with mains shower, vanity unit housing wash hand basin with storage beneath, vanity mirror above. Tiled walls and floor, extractor fan, radiator.

### **GROUND FLOOR W.C.**

Obscure Upvc double glazed window to the rear. Low level W.C. tiled walls and floor.

### **LANDING**

Loft access, storage cupboard.

### **BEDROOM ONE 15'1" x 8'10" (4.61 x 2.71)**

Two Upvc double glazed windows to the front. Laminate flooring, radiator.

### **BEDROOM TWO 11'4" x 9'0" (3.46 x 2.75)**

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

### **BEDROOM THREE 11'7" x 8'11" (3.55 x 2.74)**

Upvc double glazed window to the rear. Laminate flooring, radiator.

### **FRONT FORECOURT**

Enclosed forecourt.

### **REAR GARDEN**

Enclosed rear garden with paved path and patio, paved steps leading enclosed decked area with spindle balustrade. Wall boundaries. Garden shed, rear gate access to lane way.

### **NO ONWARD CHAIN**

