



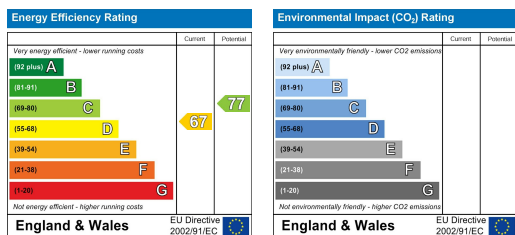
aktons
sales & lettings



28 Ilan Road, Caerphilly, CF83 4EA

£925 Per Month

- Three Bedrooms
- Downstairs Bathroom
- Low Maintenance Rear Garden
- EPC Rating - D
- Extended Kitchen Area
- Large Open Plan Living Area
- Available Immediately
- Council Tax - B



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60 Cardiff Road,
Caerphilly, CF83 1JQ

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Aktons are pleased to offer this well presented three bedroom terraced property situated in the village of Abertridwr. Boasting a large open/plan living and dining area, an extended kitchen with space for table and chairs plus downstairs bathroom comprising a four piece suite. To the first floor there are three bedrooms, two of which are double. Externally the property offers a private and low maintenance rear garden with lane access.

Available immediately - call to arrange your viewing!

EPC Rating - D
Council Tax - B
Bond - £1025



ENTRANCE HALL

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

LOUNGE 13'1" x 11'6" (4.01 x 3.51)

Upvc double glazed window overlooking the kitchen. Laminate flooring, coved ceiling, radiator, double door access to dining room.

DINING ROOM 12'9" x 8'10" (3.89 x 2.70)

Upvc double glazed window to the front. Laminate flooring, coved ceiling, double door access to the lounge.

KITCHEN 16'9" x 16'0" (5.11 x 4.89)

Upvc double glazed window to the rear. Fitted wall and base units, roll over preparation surface with sink/drainage with chrome mixer tap, tiled splash back. Plumbing and space for automatic washing machine, space for cooker and upright fridge freezer. Double glazed skylight window bringing in natural light, radiator, laminate flooring.



GROUND FLOOR BATHROOM

Obscure Upvc double glazed window to the rear. Panelled bath, pedestal wash hand basin, shower cubicle. Tiled walls, laminate flooring, radiator.

LANDING

Loft space with pull down ladder, loft has a double glazed skylight window, power and lighting, fully boarded.

BEDROOM ONE 10'8" x 9'3" (3.27 x 2.83)

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

BEDROOM TWO 9'4" x 9'3" (2.85 x 2.83)

Upvc double glazed window to the rear. Built in wardrobes housing ideal gas boiler.

BEDROOM THREE 8'2" x 7'5" (2.49 x 2.28)

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

REAR GARDEN

Raised patio, steps to further patio area with raised planters. outside tap. Rear gate access to the lane.

