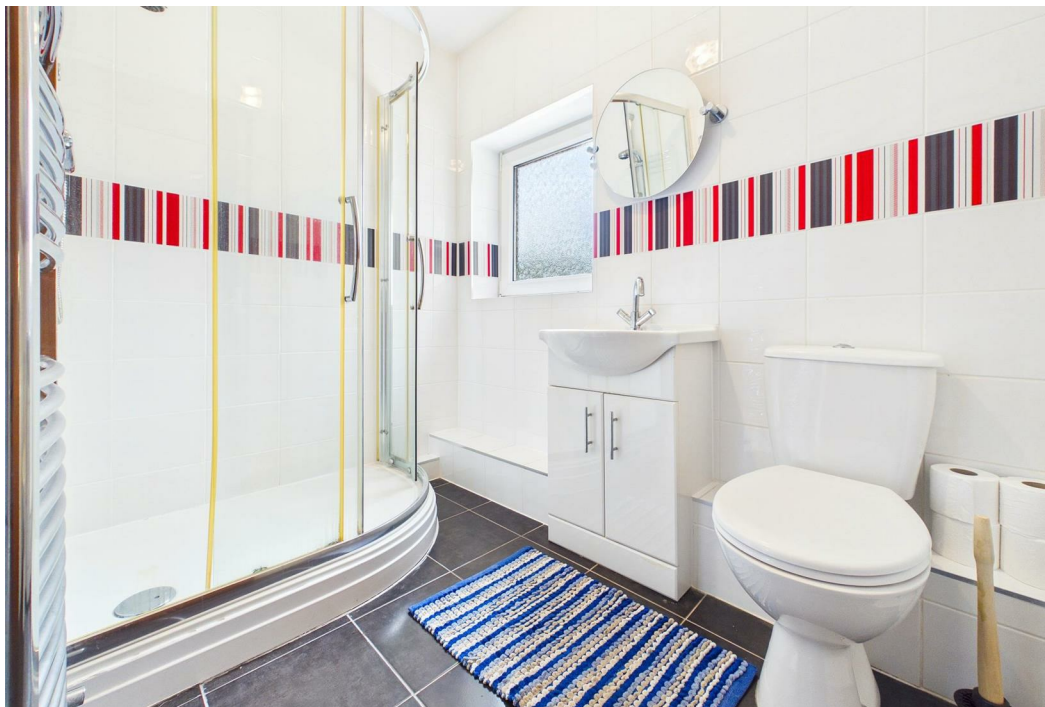




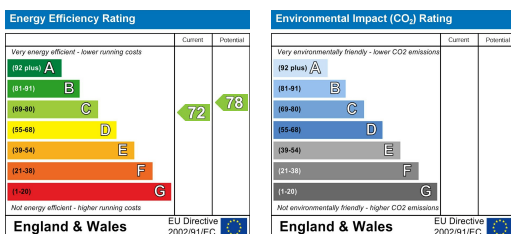
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sales & lettings



3 Llantygwyn Thomas Street., Caerphilly, CF83 4AW

Price Guide £140,000

- THREE BEDROOM FIRST FLOOR FLAT/AGE REQUIREMENT 55 AND OVER
- COMUNAL ENTRANCE TO THE BLOCK OF FOUR FLATS
- KITCHEN/DINER
- COMMUNAL GARDENS/ALLOCATED PARKING SPACE
- BLOCK INSURANCE £230 PER ANNUM
- LOCATED IN THE VILLAGE OF ABERTIRDWR/WALKING DISTANCE TO LOCAL ANENITIES
- LOUNGE
- WET ROOM
- PEPPERCORN LEASE £10 PER MONTH
- EPC RATING C/COUNCIL TAX BAND A/NO SUBLETTING OR PETS



02920 881 441
caerphilly@aktons.co.uk

60 Cardiff Road,
Caerphilly, CF83 1JQ

aktons.co.uk

****NICELY PRESENTED THREE BEDROOM FIRST FLOOR FLAT FOR OVER THE OF 55**** Located in the village of Abertirdwr walking distance to local amenities. The property consists of communal entrance hall with allocated storage cupboard. Stairs leading to the first floor flat. Door access to the entrance hall, lounge, spacious kitchen/diner, three bedrooms. Communal garden with allocated parking space. Drying area, landscaped front gardens with gated access. Intercom system. EPC rating C. Council tax band A. Peppercorn lease approximately 973 years left. Peppercorn lease £10 per month. Block insurance £230.00 per annum. No subletting or pets. ****NO ONWARD CHAIN****



COMMUNAL ENTRANCE

Via double glazed door to communal entrance. Fitted carpet, storage cupboards allocated to each flat. Cupboard housing electric meters. Stairs to the first floor with spindle balustrade. Door access to the rear.

ENTRANCE HALL

Door access to the entrance hall with doors off to all rooms. Coved ceiling, fitted carpet, radiator.

KITCHEN/DINER 14'0" x 12'9" (4.28 x 3.91)

Upvc double glazed window overlooking the rear garden. Fitted wall and base units with roll over preparation surface, inset sink drainer, tiled splash back. Wall mounted gas boiler, fridge freezer. Space for table and chairs, vinyl flooring. radiator.

LOUNGE 14'1" x 10'3" (4.31 x 3.13)

Upvc double glazed window to the front. Cove ceiling, fitted carpet, radiator. Fire surround with inset fire.



BEDROOM ONE 13'6" x 11'11" (4.12 x 3.64)

Upvc double glazed window to the front. Coved ceiling, radiator, fitted carpet. Fitted Mirror fronted wardrobes.

BEDROOM TWO 10'3" x 8'8" (3.13 x 2.65)

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

BEDROOM THREE 11'11" x 6'2" (3.64 x 1.89)

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

SHOWER ROOM

Obscure Upvc double glazed window to the rear. Corner shower cubicle with mains shower, pedestal wash hand basin, low level W.C. Tiled walls and floor, chrome heated towel rail.

COMMUNAL GARDENS & PRIVATE PARKING

Wrought Iron gate access to paved path leading to the front entrance. Landscaped front garden with mature shrubs. Double wrought iron gates to the rear opening to the driveway with allocated parking space. Lawned garden with mature shrubs, communal garden shed. Rotary lines, wall boundaries.

BLOCK OF ONLY 4 FLATS FOR AGE 55 AND OVER

NO ONWARD CHAIN

PEPERCORN LEASE £10 PER ANNUM

BUILDING INSURANCE CONTRIBUTION £230 PER ANNUM

LEASEHOLD

Approximately 973 years remaining.

