



20 The Avenue, Caerphilly, CF83 8BW

**Price £199,950**

- NICELY PRESENTED FREEHOLD END OF TERRACE HOUSE
- GOOD ROAD LINKS TO NEWPORT & CARDIFF
- TWO RECEPTION ROOMS
- OUTSIDE W.C. & COAL SHED
- EPC RATING D/ COUNCIL TAX BAND C
- VILLAGE LOCATION
- WALKING DISTANCE TO PRIMARY & COMPREHENSIVE SCHOOLS
- KITCHEN
- DETACHED GARAGE
- NO ONWARD CHAIN

**\*\*NICELY PRESENTED END OF TERRACE HOUSE\*\*** Located in the village of Trethomas. Walking distance to local shops, primary and comprehensive schools. Close to lovely river walks and cycle track. The property consists of:- Entrance hall, two reception rooms, kitchen/utility rooms, two double bedrooms, first floor shower room. Benefits from double glazing, gas central heating and a multi fuel burner. Coal shed and W.C located in the garden. Low maintenance rear garden with access to the garage to the rear of the garden. EPC rating D. Council tax band C. **\*\*OFFERED WITH NO ONWARD CHAIN\*\***

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
66	80		

Very energy efficient - lower running costs  
Very environmentally friendly - lower CO<sub>2</sub> emissions  
Not energy efficient - higher running costs  
Not environmentally friendly - higher CO<sub>2</sub> emissions

EU Directive 2002/91/EC  
England & Wales

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#### **ENTRANCE HALL**

Double glazed composite door giving access to the entrance hall. Upvc double glazed window to the front. Stairs to the first floor with spindle balustrade. Coved ceiling, dado rail. Laminate flooring, radiator.

#### **RECEPTION ONE 11'5" x 11'1" (3.48 x 3.39)**

Upvc double glazed square bay window to the front. Coved ceiling, dado rail, cupboard housing gas meter. Fire surround housing gas fire. Fitted carpet, radiator.

#### **RECEPTION TWO 11'8" x 11'1" (3.57 x 3.39)**

Upvc double glazed window to the rear. Multi fuel burner with Oak mantle piece. Coved ceiling, laminate flooring radiator. Walk in storage cupboard housing gas combination boiler, space for freezer.

#### **KITCHEN 6'11" x 6'3" (2.12 x 1.92)**

Upvc double glazed windows to the side and rear. Upvc double glazed door giving access to the rear garden. Roll over preparation surface, inset round sink/drain, tiled splash back. Fitted base units, Integrated electric oven, inset electric hob, overhead cooker hood. Automatic washing machine to remain. Tiled floor, open plan to utility room.



#### **UTILITY AREA 8'4" x 5'10" (2.56 x 1.80)**

Fitted base units, fitted tall unit with shelving. Roll over preparation surface with tiled splash back. Under counter fridge to remain. Laminate flooring, radiator.

#### **LANDING**

Loft access. Laminate flooring, dado rail.

#### **BEDROOM ONE 14'10" x 9'4" (4.54 x 2.86)**

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

#### **BEDROOM TWO 11'8" x 8'9" (3.57 x 2.67)**

Upvc double glazed window to the rear. Coved ceiling, fitted carpet, radiator. Free standing wardrobes to remain.

#### **FIRST FLOOR BATHROOM**

Obscure Upvc double glazed window to the rear. Double shower unit with mains shower, PVC splash back. Vanity unit housing wash hand basin, tiled splash back, low level W.C. Airing cupboard with shelving & radiator. Feature period style radiator with chrome heated towel rail. Coved ceiling, spot lighting, laminate flooring.



#### **FRONT**

Gate access to enclosed front forecourt. wall and wrought iron boundaries.

#### **REAR**

Enclosed rear garden. Covered patio area with door access to the outside W.C. and Coal Shed. Low maintenance garden laid with stone chippings and stepping stones, Wall boundaries with side gate access. Door access to the garage from the garden.

#### **DETACHED GARAGE TO THE REAR**

Electronic door access to the garage from the side. Door access to the garden. Power and lighting.

#### **NO ONWARD CHAIN**