



20 Badham Close, Caerphilly, CF83 1SH

£950 Per Month

- SEMI DETACHED
- NICELY PRESENTED
- KITCHEN/DINER
- TWO DOUBLE BEDROOMS
- PARKING FOR TWO CARS
- SOUGHT AFTER AREA
- LOUNGE
- CLOAKROOM W.C.
- BATHROOM
- EPC RATING D

AVAILABLE END MARCH. Located on the sought after Castle View development. Good road links to A470 commuting to Cardiff and Merthyr Tydfil. Walking distance to local amenities. Nicely presented Semi Detached house consisting of;- entrance hall, lounge, kitchen/diner, ground floor W.C. two double bedrooms, bathroom. Upvc double glazing, gas central heating. Off road parking for two cars. Rear garden. NO SMOKERS. NOT PETS. EPC Rating D. Council Tax Band C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		89
	(81-91) B		
	(69-80) C		
	(55-68) D	65	
	(39-54) E		
	(21-38) F		
Not energy efficient - higher running costs	(1-20) G		
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		92
	(81-91) B		
	(69-80) C		
	(55-68) D	65	
	(39-54) E		
	(21-38) F		
Not environmentally friendly - higher CO ₂ emissions	(1-20) G		
England & Wales		EU Directive 2002/91/EC	

02920 881 441

caerphilly@aktons.co.uk

60 Cardiff Road,
Caerphilly, CF83 1JQ

aktons.co.uk



ENTRANCE PORCH

Via Upvc double glazed door to entrance hall. Door access to lounge.

LOUNGE

Upvc double glazed window to the front, wood fire surround with inset electric fire, two radiators, laminate flooring. Stairs to first floor with spindle balustrade.

KITCHEN/DINER

Upvc double glazed window overlooking the rear garden. Upvc double glazed stable door to the rear. Fitted wall and base units with roll over preparation surface with inset sink drainer, tiled splash back. Gas cooker, space for upright fridge freezer, plumbing for automatic washing machine. Laminate flooring, wall mounted combination gas boiler, radiator. Space for table and chairs.

W.C.

Ground floor W.C.

LANDING

Loft access.

BEDROOM ONE

Double bedroom. Upvc double glazed window to the front, radiator.

BEDROOM TWO

Double bedroom. Upvc double glazed window to the rear, radiator.

BATHROOM

Obscure Upvc double glazed window to the side. Panelled bath with mains shower above, glass shower screen, pedestal wash hand basin, low level W.C. Tiled splash back, laminate flooring, chrome heated towel rail, vanity mirror. Airing cupboard.

FRONT

Double driveway, side gate access to the rear garden.

REAR

Paved patio, paved path to the side access. Lawned garden, fence and wall boundaries. Outside tap.

NO SMOKERS. NO PETS.

