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sales & lettings



12 Energlyn Close, Caerphilly, CF83 2QU

Offers Invited £275,000

- RARELY AVAILABLE
- TWO DOUBLE BEDROOM SEMI DETACHED BUNGALOW
- MODERN KITCHEN
- WITHIN WALKING DISTANCE TO CAERPHILLY TOWN CENTRE
- EPC RATING C/ COUNCIL TAX BAND D
- SOUGHT AFTER CLOSE OF TWELVE BUNGALOWS
- LOUNGE
- BATHROOM
- CLOSE TO ENERGLYN TRAIN STATION COMMUTING TO CARDIFF
- GENUINE OFFERS CONSIDERED/NO ONWARD CHAIN

****Situating in an executive sought after close of twelve bungalows that rarely become available.** in this exquisite modern two double bedroomed property withing walking distance of train and bus links.**

****GENUINE OFFERS CONSIDERED****

If you are looking for spacious rooms, high ceilings', solid internal walls, easy to maintain gardens, large garage with workshop area, then this could be the one for you, EPC rating C. Council tax band D. ****NO ONWARD CHAIN****

Energy Efficiency Rating		Current	Potential
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			
England & Wales	EU Directive 2002/91/EC	71	77

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

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ENTRANCE HALL

Via Upvc double glazed door to entrance hall. Upvc double glazed side panel. Loft access with pull down ladder, insulated loft, combination gas boiler is located in the loft. Bamboo flooring, radiator. Doors leading to all rooms.

LIVING ROOM 14'3 10'10 (4.34m 3.30m)

Upvc double glazed window to the front. Coved ceiling, radiator. Bamboo flooring.

KITCHEN 10'11 x 7'9 (3.33m x 2.36m)

Upvc double glazed window over looking the rear garden. Modern fitted kitchen comprising of wall and base units, roll over preparation surface with inset Belfast sink & chrome mixer tap. Integrated Gas oven with inset gas hob with extractor hood above. Space for fridge freezer and automatic washing machine. Upvc double glaze door giving access to the rear garden. Tiled floor, radiator.

W.C. 5'8 x 3'1 (1.73m x 0.94m)

Obscure Upvc double glazed window to the side. Low level W.C. Partly tiled walls, vinyl flooring.



BATHROOM 8'10 x 5'1 (2.69m x 1.55m)

Obscure Upvc double glazed window to the side. Panelled bath with mains shower above, vanity unit housing wash hand basin with storage beneath. Chrome heated towel rail, vinyl flooring.

BEDROOM ONE 12'8 x 8'9 (3.86m x 2.67m)

Upvc double glazed window to the rear. Coved ceiling, radiator, bamboo flooring.

BEDROOM TWO 10'9 x 10'2 (3.28m x 3.10m)

Upvc double glazed window to the rear. Coved ceiling, radiator, bamboo flooring.

GARAGE

Electric roller shutter door. Power and lighting. Upvc door access to the side.

PURPOSE BUILT STORAGE SHED

Upvc door access. Located to the rear of the garage.

FRONT

Driveway leading to the garage and side access. lawned garden with planted borders. Wall boundaries.

SIDE

Side door access to the bungalow. Private paved patio area, access to the rear garden.

REAR

Paved patio area. Path leading to the rear of the garden. Lawned area leading to decked area. Planted borders, wall and fenced boundaries, outside tap.

NO ONWARD CHAIN

