



6 Badham Close, Caerphilly, CF83 1SH

**£1,450 Per Month**

- DETACHED THREE BED PROPERTY
- SPACIOUS LOUNGE
- UTILITY ROOM
- OFF ROAD PARKING
- EPC BAND - C COUNCIL TAX BAND - E
- SOUGHT AFTER AREA - CASTLE VIEW
- KITCHEN / DINER
- CONSERVATORY
- DOWNSTAIRS WC & FAMILY BATHROOM
- BOND PAYABLE OF £1600.00

**\*\*SPACIOUS DETACHED THREE BEDROOM TO LET\*\*** Located on the sought after estate Castle View, walking distance to local amenities and schools. Good road links to the A470. The property consist of:- Entrance hall, lounge, kitchen/diner, three bedrooms, one with ensuite, utility room, conservatory, downstairs wc and family bathroom. Off road parking and rear Garden. The property has double glazing and gas central heating. EPC RATING C. COUNCIL TAX BANDING E. NO PETS. NO SMOKERS. BOND £1600.00

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
	<b>84</b>		
	<b>74</b>		

England & Wales EU Directive 2002/91/EC

**02920 881 441**  
caerphilly@aktons.co.uk

60 Cardiff Road,  
Caerphilly, CF83 1JQ

**aktons.co.uk**



**ENTRANCE HALL**

**LOUNGE**

**KITCHEN DINER**

**UTILITY ROOM**

**CONSERVATORY**

**DOWNSTAIRS WC**

**STAIRS AND LANDING**

**BEDROOM ONE WITH EN-SUITE**

**BEDROOM TWO**

**BEDROOM THREE**

**FAMILY BATHROOM**

**DRIVEWAY**

**REAR GARDEN**