



**Cyncoed House Garden Street, Caerphilly, CF83 3ND**

**Price £135,000**

- LEASHOLD TWO DOUBLE BEDROOM GROUND FLOOR FLAT
- LOCATED IN THE VILLAGE OF LLANBRADACH
- CLOSE TO PARK AREAS
- EPC RATING D / COUNCIL TAX BILLS A
- NO ONWARD CHAIN
- REFURBISHED TO A GOOD STANDARD WITH EXTENDED LEASE 134 YEARS
- WALKING DISTANCE TO THE TRAIN STATION COMMUTING TO CARDIFF
- ENTRANCE HALL/LOUNGE/KITCHEN/SHOWER ROOM/ 2 DOUBLE BEDROOMS
- BLOCK INSURANCE £191.46 PER YEAR

**\*\*REFURBISHED GROUND FLOOR FLAT LOCATED IN THE VILLAGE OF LLANBRADACH\*\*** Within walking distance to the train station commuting to Cardiff and the valley lines. Close to park areas and local shops. Good road links to the A470. The property consists of:- Entrance hall, lounge, kitchen, shower room, two double bedrooms. New Upvc double glazed windows, new electric heating system and electrics through out. New shower room and fitted kitchen. New flooring through out. Lawned garden, allocated parking area to the side of the block of flats. EPC rating D. Council tax band A. 134 years left on the Lease. Block insurance £191.46 payable yearly. **\*\*NO ONWARD CHAIN\*\***

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
63	75	D	A

**Energy Efficiency Rating:** Very energy efficient - lower running costs (A-G). Current: 63, Potential: 75.

**Environmental Impact (CO<sub>2</sub>) Rating:** Very environmentally friendly - lower CO<sub>2</sub> emissions (A-G). Current: D, Potential: A.

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

England & Wales      EU Directive 2002/91/EC

**02920 881 441**  
[caerphilly@aktons.co.uk](mailto:caerphilly@aktons.co.uk)  
 60 Cardiff Road,  
 Caerphilly, CF83 1JQ  
[aktons.co.uk](http://aktons.co.uk)



### **ENTRANCE HALL**

Via Upvc double glazed door to entrance hall. Vinyl flooring continuing through the hall way with fitted carpet. Digital programable electric heater, two storage cupboards one is housing the hot water tank.

### **SHOWER ROOM 6'5" x 5'11" (1.97 x 1.82)**

Obscure Upvc double glazed window to the rear. Corner shower cubicle with electric shower, vanity unit housing wash hand basin with drawer and storage cupboards. Low level W.C. Chrome heated towel rail, vinyl floor covering. Pvc cladding splash back.

### **LOUNGE 12'8" x 13'4" (3.88 x 4.07)**

Upvc double glazed window to the front. Fitted carpet. Digital programable electric heater. Door access to the kitchen.

### **KITCHEN 9'5" x 13'4" (2.88 x 4.07)**

Upvc double glazed window to the rear. Roll over preparation surface with inset sink drainer, tiled splash back. Inset electric hob, overhead extractor hood, integrated electric oven. Purpose built storage cupboard with shelving. Integrated automatic washing machine and fridge/freezer. Vinyl flooring, digital programable electric heater



### **BEDROOM ONE 13'10" x 9'8" (4.22 x 2.96)**

Upvc double glazed window to the front. Fitted carpet, digital programable electric heater.

### **BEDROOM TWO 8'6" x 10'7" (2.61 x 3.25)**

Upvc double glazed window to the side with lovely views over the playing fields. Fitted carpet, digital programable electric heater.

### **GARDEN**

Lawned garden with rotary line.

### **PARKING**

Allocated parking space to the side of the block.

### **BLOCK INSURANCE**

Block insurance £191.46 per year. (This was paid January 12th 2026.)

