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sales & lettings



8 Bronrhiw Fach, Caerphilly, CF83 1HY

Price £140,000

- NICELY PRESENTED MID FLOOR ONE BEDROOM FLAT
- COMMUNAL ENTRANCE/COMMUNAL GARDENS
- KITCHEN
- PARKING TO THE FRONT
- MAINTENANCE CHARGES £181.00 PER MONTH/SINKING FUND 1%
- RETIREMENT COMPLEX
- LOUNGE
- SHOWER ROOM
- LAUNDRY ROOM
- EPC RATING B/ COUNCIL TAX BAND B/MAINTENANCE CHARGES £181,000

****NICELY PRESENTED ONE BEDROOM FLAT LOCATED IN BRONRHIW FACH RETIREMENT COMPLEX**** Close to Caerphilly Town Centre, walking distance to the train and bus station commuting to Cardiff and the valleys. Good road links to Cardiff via the mountain road and the A470. The property consists of:- Communal Entrance. Entrance hall, lounge, kitchen, shower room, double bedroom. Communal gardens, parking to the front. Upvc double glazing, gas central heating. Leasehold 95 years remaining.

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		82	82
EU Directive 2002/91/EC			

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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COMMUNAL ENTRANCE

Double glazed door access to the entrance porch. Double glazed door with key access to the entrance hall. Corridor leading to the flat. Lifts and stairs giving access to the ground floor where the laundry room can be located with access to the communal gardens.

ENTRANCE HALL TO FLAT

Entered via secure wooden door from the communal corridor. Intercom system, storage cupboard. Laminate flooring., radiator.

LOUNGE 11'7" x 11'0" (3.55 x 3.36)

Upvc double glazed window to the rear overlooking the communal gardens. Laminate flooring, radiator. wall mounted central heating thermostat. Open plan access to the kitchen.

KITCHEN 10'9" x 9'9" (3.30 x 2.99)

Upvc double glazed window with views over Caerphilly. Fitted wall and base units, roll over preparation surface with inset 1.5 sink drainer with chrome mixer tap. Space for upright fridge freezer, Integrated electric oven, inset electric oven with overhead extractor fan.. Cupboard housing combination gas boiler. laminate flooring, radiator.

BEDROOM 13'4" x 9'8" (4.08 x 2.97)

Upvc double glazed window to the rear. Built in wardrobes with mirror fronted doors. Laminate flooring, radiator.

SHOWER ROOM

Large shower unit with double headed mains shower, vanity unit housing the wash hand basin, low level W.C. Tiled splash back, vinyl flooring. Chrome heated towel rail, extractor fan.

OUTSIDE

Parking spaces to the front. Paved patio with benches, lawned area with mature shrubs. To the rear is well kept communal gardens, lawned area, seating areas, enclosed drying area.. Fenced and hedge boundaries.

MONTHLY MAINTENANCE CHARGES

Maintenance charges £181,00 per month. This covers:- scheme manager service. Emergency Alarm Service. Communal Heating & Lighting. Gardening Service. Cleaning Service. Maintenance contracts. Gas maintenance, windows. Laundry Room. Building insurance. Lift Insurance. Water Charges. Repairs Estimate. Cyclical Maintenance. Management Charge. Audit Fee.

SINKING FUND 1%