



26 Clos Cwm Garw, Caerphilly, CF83 2BG

Realistic Offers Considered £225,000

- TWO DOUBLE BEDROOM SEMI DETACHED HOUSE
- GOOD ROAD LINKS TO A470
- LOUNGE
- KITCHEN
- OFF ROAD PARKING
- LOCATED ON THE SOUGHT AFTER MOUNTAIN VIEW ESTATE
- WALKING DISTANCE TO LOCAL AMENITIES
- DINING ROOM
- FIRST FLOOR BATHROOM
- EPC RATING C/COUNCIL TAX BAND C/NO ONWARD CHAIN

****NICELY PRESENTED TWO DOUBLE BEDROOM SEMI DETACHED HOUSE**** Located on the sought after Mountain View estate. Good road links to Cardiff, Newport and Merthyr Tydfil. The property consists of:- Entrance hall, lounge, dining room, kitchen, conservatory, two double bedrooms, first floor bathroom. Upvc double glazing, gas central heating, front and rear gardens. Off road parking. ****NO ONWARD CHAIN****

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
88	69		

Very energy efficient - lower running costs
Very environmentally friendly - lower CO₂ emissions
Not energy efficient - higher running costs
Not environmentally friendly - higher CO₂ emissions

EU Directive 2002/91/EC

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ENTRANCE HALL

Via double glazed composite door to entrance hall. fitted carpet, coat rack, door access to the lounge.

LOUNGE 15'4 x 12'4 (4.67m x 3.76m)

Upvc double glazed window to the front. Coved ceiling, stairs to the first floor with spindle balustrade. Fitted carpet, two radiator's. Archway leading to the dining room.

DINING ROOM 8'2 x 6'1 (2.49m x 1.85m)

Upvc double glazed French door giving access to the conservatory. Fitted carpet, radiator. Archway to the kitchen.

KITCHEN 8'2 x 6'4 (2.49m x 1.93m)

Upvc double glazed window to the rear. Roll over preparation surface with inset 1.5 sink/drain, tiled splash back. Fitted wall and base units, integral electric oven, inset gas hob with overhead extractor hood, plumbing and space for automatic washing machine. Space for undercounter fridge and freezer.



CONSERVATORY 9'6 x 7'10 (2.90m x 2.39m)

Low level walls. Upvc double glazed French doors to the rear garden. Upvc double glazed windows to the rear and side. vinyl flooring.

LANDING

Loft access, spindle balustrade.

BEDROOM ONE 10'1 x 8'2 (3.07m x 2.49m)

Upvc double glazed window to the front. Fitted carpet, radiator. Built in wardrobes with sliding doors.

BEDROOM TWO 12'2 x 8'11 (3.71m x 2.72m)

Upvc double glazed window to the rear. Fitted carpet, airing cupboard.

BATHROOM 7'2 x 5'9 (2.18m x 1.75m)

Obscure Upvc double glazed window to the side. Panelled bath with mains shower above, pedestal wash hand basin, low level W.C. Tiled splash back, vinyl flooring, radiator.

FRONT

Lawned garden with paved path to front entrance. Mature shrubs. Driveway to the side for two cars.

REAR

Enclosed rear garden. Side gate access to the driveway. Paved patio, lawned garden, garden shed.

NO ONWARD CHAIN

