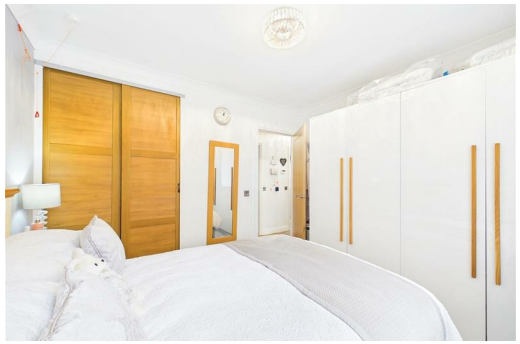
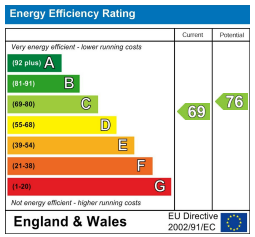
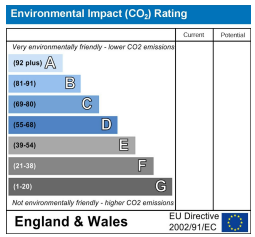






02920 881 441
caerphilly@aktons.co.uk

60 Cardiff Road,
Caerphilly, CF83 1JQ

aktons.co.uk

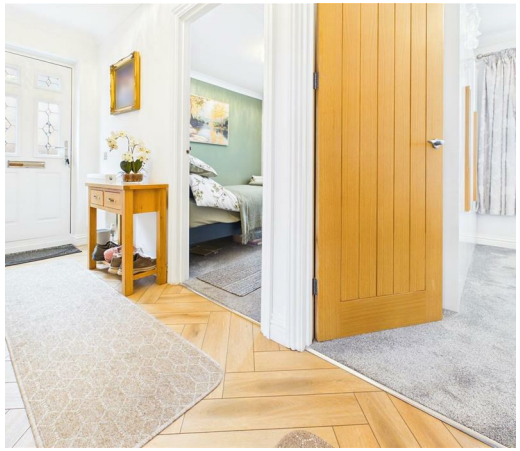
aktons
sales & lettings

21 Bronrhiw Fach, Caerphilly, CF83 1HY

Price £245,000

- FREEHOLD IMMAUCULATE SEMI DETACHED BUNGALOW
- WALKING DISTANCE TO CAERPHILLY TOWN CENTRE
- LOUNGE/DINER
- TWO BEDROOMS
- OAK DOOR THROUGHOUT, UPVC DOUBLE GLAZING
- LOCATED ON THE BRONRHIW FACH COMPLEX OVER 55'S
- GOOD ROAD LINKS TO CARDIFF
- KITCHEN
- SHOWER ROOM
- SERVICE CHARGE £229.05 MONTHLY EPC RATING C/COUNCIL TAX BILL C

IMMACULATELY PRESENTED TWO BEDROOM SEMI DETACHED BUNGALOW LOCATED ON THE BRONRHIW FACH COMPLEX OVER 55's Good road links to Cardiff, walking distance to Caerphilly town centre. The property consists of:- Entrance hall, lounge/diner, kitchen, two bedrooms, shower room. Quality Oak doors and laminate flooring. Upvc double glazing, gas central heating, communal gardens and parking. monthly service charge £229.05. ** EPC rating D. Council tax band C. **VIEWING HIGHLY RECOMMENDED.



ENTRANCE HALL
Via double glazed composite door to entrance hall. Quality laminate flooring. coved ceiling, Radiator. Utility cupboard with electricity and light. Loft access with humidifier in the loft.

LOUNGE/DINER 20'4" x 10'4" (6.22 x 3.16)
Upvc double glazed square bay window to the front. Quality laminate flooring, radiator, coved ceiling, vertical radiator.

KITCHEN 9'5" x 8'10" (2.88 x 2.71)
Upvc double glazed window to the front. Coved ceiling, fitted wall and base units. Roll over work surface with inset sink/drainer, tiled splash back. Electric hob with overhead extractor hood. Integrated eye level electric oven and microwave. Integrated fridge freezer, space for automatic washing machine. Gas combination boiler located in cupboard, quality laminate flooring.

BEDROOM ONE 10'4" x 9'8" (3.16 x 2.97)
Upvc double glazed window to the rear. Coved ceiling, fitted wardrobes with sliding doors, fitted carpet.

BEDROOM TWO 9'8" x 8'10" (2.97 x 2.70)
Upvc double glazed window to the side. Coved ceiling, radiator, fitted carpet.

SHOWER ROOM
Obscure Upvc double glazed window to the side. Double shower cubicle with electric shower with PVC cladding splash back, W.C with enclosed cistern. vanity unit housing wash hand basin with storage beneath, Tiled walls, non slip flooring, chrome heated towel rail.

OUTSIDE
Communal garden, communal parking area.

MONTHLY SERVICE CHARGE £229,05
Monthly service charge £229.05 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. 2% SINKING FUND.