



aktons
sales & lettings



Garth Llyn Nantgarw Road, Caerphilly, CF83 1AQ

Offers In The Region Of £340,000

- Detached Bungalow
- Two Reception Rooms
- Large Plot
- Close to Aber Train Station
- EPC Rating - D
- Two bedrooms and attic room
- Central Location
- Ample Off Road Parking
- No Onward Chain
- Council Tax Band - D

Aktons are pleased to offer to the market this rarely available detached bungalow situated on Nantgarw Road, Caerphilly. Located centrally, this property is ideal for anyone looking for convenience with Aber Station close by, as well as Caerphilly town centre only a short distance away which offers an array of local shops, restaurants and further amenities.

Internally the property offers spacious living and comprises entrance porch, living room, open plan kitchen, second reception room, family bathroom plus two double bedrooms on the ground floor with a further bedroom on the first floor. Further to this the property offers large front and rear gardens with a driveway to the side offering ample off road parking leading to the garage.

Being sold with no onward chain.

EPC Rating - D . Council Tax - D

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(82 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
61		79			
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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Entrance Porch

Entered via panelled door into living room;

Living Room 16'5 x 15'1 (5.00m x 4.60m)

PVC Bow window to front. Access to front bedroom and inner hallway;

Bedroom One 12'5 x 11'2 (3.78m x 3.40m)

PVC Bow window to front. Storage cupboard;

Inner Hallway

Access to first floor room;

Kitchen 14'3 x 10'11 (4.34m x 3.33m)

Fitted with a range of matching base and wall units with worktop space over. Inset stainless steel sink, integrated gas cooker with six ring gas hob, space for fridge/freezer. Window and stable door to rear;

Bedroom Two 12'5 x 8'1 (3.78m x 2.46m)

PVC window to side. Integrated storage cupboard;

Bathroom

Fitted with a three piece suite comprising corner bath, wash hand basin and low level WC. PVC obscure glazed window to rear;

Second Reception Room 18'4 x 11'2 (5.59m x 3.40m)

Sliding patio doors to rear. Stairs to first floor. Under stair storage cupboard;

Bedroom (First Floor) 21'10 max x 11'9 max (6.65m max x 3.58m max)

PVC window to rear. Eaves storage.

Front Garden

Front enclosed garden laid to lawn with wall surround. Large block paved driveway leading to single garage. Side access to rear garden;

Rear Garden

Large rear garden with separate patio areas. Lawned area with mature shrubs surround.

Garage

