



5 Llys Y Celyn, Caerphilly, CF83 3QH

£850

- TWO BEDROOM TERRACE IN SOUGHT AFTER LOCATION
- KITCHEN
- FRONT AND REAR GARDEN
- WALKING DISTANCE TO CAERPHILLY TOWN
- COUNCIL TAX BAND - B
- LOUNGE
- FIRST FLOOR BATHROOM
- GOOD TRANSPORTS LINKS TO A470 AND NEWPORT
- EPC BAND - C
- BOND PAYABLE OF £950.00

Aktons are pleased to offer this new newly decorated 2 bedroom Mid link property TO LET in the very popular area of Mornington Meadows, Caerphilly. The property has good road links to Cardiff & Newport. Walking distance to Primary Schools and Caerphilly Town. The property consists of:- Entrance hall, kitchen, lounge, two bedrooms, bathroom. Front & Rear gardens. The property further benefits from double glazing and gas central heating. NO PETS. EPC Band - C. Council Tax Band B.

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		(92 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	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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- ENTRANCE HALLWAY**
- THROUGH LOUNGE**
- KITCHEN**
- STAIRS AND LANDING**
- BEDROOM ONE**
- BEDROOM TWO**
- FAMILY BATHROOM**
- REAR GARDEN**

