



27 Heol Ysgubor, Caerphilly, CF83 1SR

£215,000

- Two Bedroom End Link
- Ideal First Time Buy
- Close to Aber Train Station
- Enclosed Rear Garden
- Driveway
- Great Road Links to Cardiff
- No Onward Chain
- Sought After Location

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		64	71
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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Set on the desirable development of Castle View, this two bedroom end of link property is a great first time buy or investment opportunity. Boasting living room, kitchen, two bedrooms and bathroom plus an enclosed rear garden.

The location offers easy access to A470 & M4, good commuter links via bus stops nearby and Aber train station. Walking distance to a variety of shops, restaurants and take aways and catchment for Cwrt Rawlin Primary School.

EPC rating D, COUNCIL TAX BAND C.



Entrance Hallway

Access to all first floor room. Stairs to first floor.

Cloakroom

Fitted with wc and wash hand basin.

Kitchen

Fitted with a range of matching base and wall units with worktop space over. Inset sink and space for all appliances. Window to front.

Living Room

Patio doors to rear.

Bedroom One

Built in wardrobe. Window to front.

Bedroom Two

Window to rear.

Bathroom

Fitted with a three piece suite comprising bath with shower over, wc and wash hand basin.

Front Garden

Steps down to front door.

Rear Garden

Lawn and decking area.

