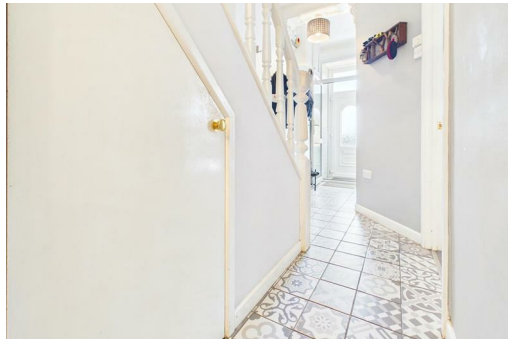




aktons
sales & lettings

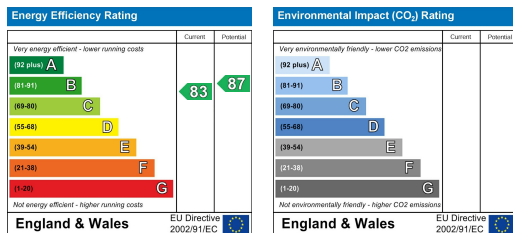


9 Bowls Terrace., Caerphilly, CF83 2RD

Price £220,000

- FREEHOLD NICELY PRESENTED THREE DOUBLE BEDROOM MID TERRACED HOUSE
- PARK AREA TO THE REAR OF THE PROPERTY
- GOOD ROAD LINKS TO THE A470
- WALKING DISTANCE TO PRIMARY & COMPREHENSIVE SCHOOLS
- CLOSE TO LOCAL SHOPS
- WALKING DISTANCE TO ENERGLYN TRAIN STATION COMMUTING TO CARDIFF
- KITCHEN/GROUND FLOOR BATHROOM
- SOLAR PANELS (LEASED)

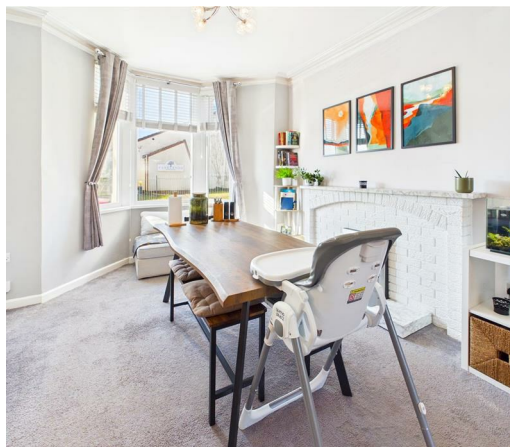
****IMACULATLY PRESENTED FREEHOLD THREE BEDROOM MID TERRACE HOUSE****
Within walking distance to primary and comprehensive schools. Close to park area, local shops and Energlyn train station commuting to Cardiff. The house consists of Lounge, dining room, kitchen, ground floor bathroom with bath and shower cubicle. Three double bedrooms to the first floor. Upvc double glazing, gas central heating, front forecourt, nicely presented rear garden with gate access to enclosed parking area for two cars. ** Viewings recommended.** EPC rating B/Council tax band C. Leased solar panels.



02920 881 441
caerphilly@aktons.co.uk

60 Cardiff Road,
Caerphilly, CF83 1JQ

aktons.co.uk



ENTRANCE PORCH

Upvc double glazed door to entrance porch. Tiled floor. Double glazed door access to the entrance door.

ENTRANCE HALL

Tiled floor. Stairs to the first floor, radiator.

DINING ROOM 11'10" x 11'6" (3.62 x 3.52)

Upvc double glazed bay window to the front. Brick fire surround with inset electric fire, fitted carpet, coved ceiling, radiator, open plan to lounge.

LOUNGE 12'9" x 11'6" (3.89 x 3.52)

Upvc double glazed window to the rear. Fitted carpet, radiator, open plan to dining room.

KITCHEN 14'9" x 9'10" (4.52 x 3.02)

Upvc double glazed door giving access to the rear garden. Upvc double glazed window to the side. Roll over preparation surface with inset sink/drainage tiled splash back. Fitted wall and base units. Integrated electric oven inset electric hob with overhead extractor hood. Plumbing and space for automatic washing machine and upright fridge freezer. Tiled floor, radiator.



GROUND FLOOR BATHROOM

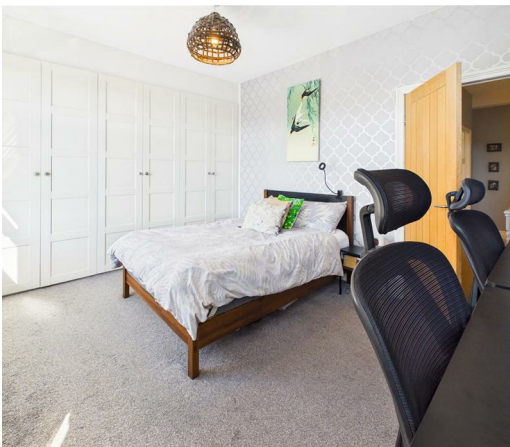
Obscure Upvc double glazed window to the rear. Shower cubicle with mains shower, panelled bath, vanity unit housing wash hand basin, low level W.C. Tile floor and walls. Chrome heated towel rail.

LANDING

Spindle balustrade. Fitted carpet.

BEDROOM ONE 16'0" x 14'2" (4.89 x 4.34)

Two Upvc double glazed window's to the front. Wall to wall fitted wardrobes, fitted carpet, radiator.



BEDROOM TWO 11'8" x 9'10" (3.57 x 3.0)

Upvc double glazed window to the side. Fitted carpet, radiator.

BEDROOM THREE 10'9" x 9'10" (3.29 x 3.02)

Upvc double glazed window to the rear. Laminate flooring, radiator. Cupboard housing the combination gas boiler.



FRONT

Enclosed forecourt.

REAR

Nicely presented rear garden. Decked area, lawned area, stone chipping borders. Gate access to double parking area with double gates opening into the lane access.