



5 Cenydd Terrace, Caerphilly, CF83 4HL

Price £160,000

- NICELY PRESENTED THREE BEDROOM MID TERRACE HOUSE
- LOUNGE/DINER
- GROUND FLOOR BATHROOM
- ENCLOSED FORECOURT TO THE FRONT
- EPC RATING D/ COUNCIL TAX BAND A
- VIEWS OVER LOCAL COUNTRYSIDE.
- KITCHEN
- SPACIOUS LOW MAINTENANCE PATIO GARDEN TO THE REAR
- WALKING DISTANCE TO PRIMARY SCHOOL
- NO ONWARD CHAIN

****NICELY PRESENTED THREE BEDROOM MID TERRACE HOUSE**** Located in the village of Senghenydd with views of local countryside, walking distance to primary school. Close to public transport commuting to Caerphilly train station commuting to Cardiff. The house consists of:- Entrance hall open plan to lounge/diner, kitchen, inner passageway, ground floor bathroom, three bedrooms to the first floor. new fitted carpets, Paved front forecourt, Tiered paved garden to the rear, gate access to Parking area with space for garden shed. Gate access to the rear lane. EPC rating D. Council tax band A. NO ONWARD CHAIN.

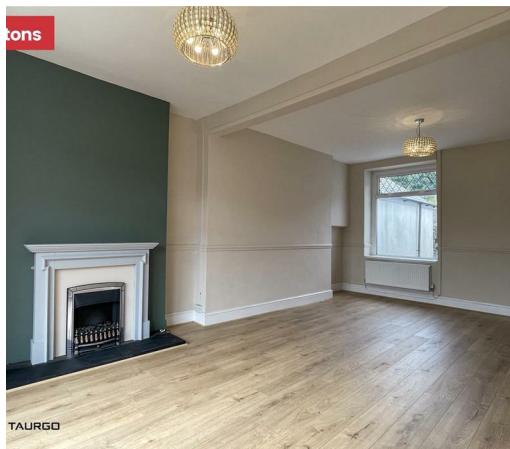
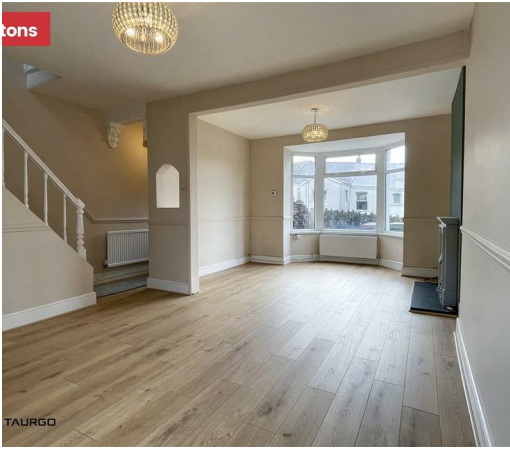
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
	(1-20) G		
Not energy efficient - higher running costs			
England & Wales		58	81
EU Directive 2002/91/EC			

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			

02920 881 441
caerphilly@aktons.co.uk

60 Cardiff Road,
Caerphilly, CF83 1JQ

aktons.co.uk



ENTRANCE HALL

Via Upvc double glazed door to entrance hall. Laminate flooring, radiator.

LOUNGE/DINER

Upvc double glazed bay window to the front. Upvc double glazed window to the rear. Fire surround with inset electric fire. Two radiators, dado rail laminate flooring. Stairs to the first floor with spindle balustrade.

KITCHEN

Upvc double glazed window to the side. Fitted wall and base units, roll over preparation surface with inset sink drainer, tiled splash back. Space for Automatic washing machine, dryer cooker and fridge freezer. Coved ceiling, radiator, tiled floor.

INNER PASSAGEWAY

Upvc double glazed door to the rear. Coved ceiling, radiator.



GROUND FLOOR BATHROOM

Obscure Upvc double glazed window to the rear. Panelled bath with electric shower above. PVC splash back. Pedestal wash hand basin, low level W.C. Wall mounted Worcester gas boiler, tiled floor.

LANDING

Upvc double glazed window to the rear. Dado rail, spindle balustrade, coved ceiling, storage cupboard.

BEDROOM ONE

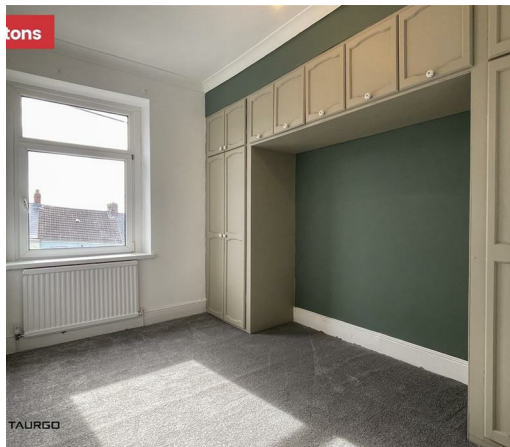
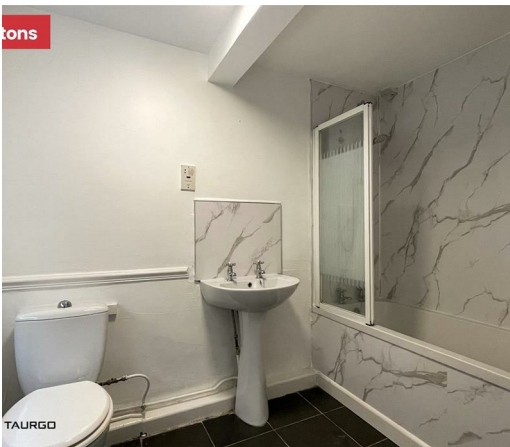
Upvc double glazed window to the rear. Coved ceiling, radiator. Fitted carpet.

BEDROOM TWO

Upvc double glazed window to the front. Built in wardrobes, coved ceiling, radiator, fitted carpet.

BEDROOM THREE

Upvc double glazed window to the front. Coved ceiling, radiator, loft access. Fitted carpet.



FRONT

Enclose block paved forecourt with gated access.

REAR

Low maintenance tiered paved patio garden. Wall and fenced boundaries. Driveway to the rear, space for garden shed.

NO ONWARD CHAIN