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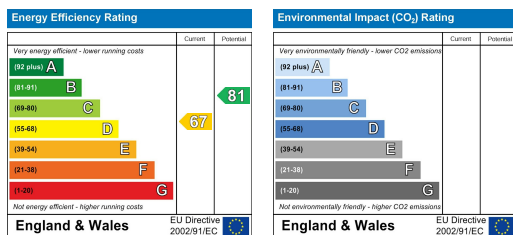


12 Ton Y Felin Road, Caerphilly, CF83 1PA

Price £170,000

- FREEHOLD THREE BEDROOM END OF TERRACE HOUSE
- KITCHEN
- REAR PATIO GARDEN
- COUNCIL TAX BAND C/EPC RATING D
- GOOD ROAD LINKS TO CARDIFF/NEWPORT AND YSTRAD MYNACH
- LOUNGE/DINER
- GROUND FLOOR BATHROOM
- GAS CENTRAL HEATING/ UPVC DOUBLE GLAZING
- WALKING DISTANCE TO CAERPHILLY TOWN/TRAIN STATION & SCHOOLS
- NO ONWARD CHAIN

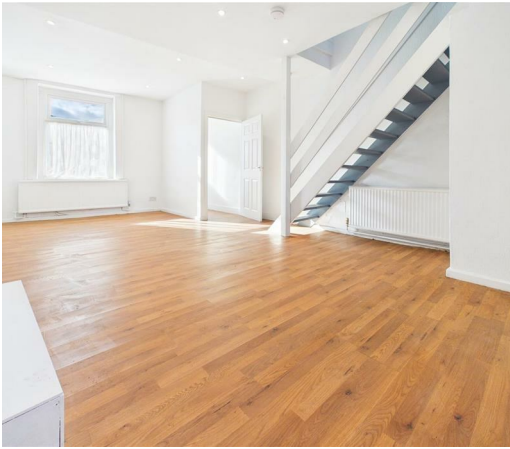
****TOWN LOCATION**** Walking distance to the historic Caerphilly Castle, train station commuting to Cardiff. Good road links to Cardiff, Newport & Ystrad Mynach. Walking distance to the shops, primary and comprehensive schools. The property consists of:- Entrance hall, lounge/diner, kitchen, inner passageway, ground floor bathroom, three bedrooms. Rear patio garden. EPC rating D. Council tax band C. ****NO ONWARD CHAIN****



02920 881 441
caerphilly@aktons.co.uk

60 Cardiff Road,
Caerphilly, CF83 1JQ

aktons.co.uk



ENTRANCE HALL

Upvc double glazed door to entrance hall. laminate flooring, door access to the lounge/diner.

LOUNGE/DINER 22' x 13'10 (6.71m x 4.22m)

Upvc double glazed window to the front and rear. Two radiators, stairs to the first floor with slatted balustrade, laminate flooring.

KITCHEN 8'11 x 7'2 (2.72m x 2.18m)

Upvc double glazed window to the side. Fitted wall and base units, space for upright fridge freezer & washing machine. Roll over preparation surface with inset sink/drainage tiled splash back. Tiled floor, door access to the inner passageway.

INNER PASSAGEWAY

Upvc double glazed door giving access to the rear garden. Tiled floor.

GROUND FLOOR BATHROOM 9'10 x 7'2 (3.00m x 2.18m)

Obscure Upvc double glazed windows to the side and rear. Panelled bath, pedestal wash hand basin, low level W.C. Partly tiled walls, tiled floor, radiator. Wall mounted Worcester combination gas boiler.

LANDING

Slatted balustrade, storage cupboard with shelving, laminate flooring, loft access.

BEDROOM ONE 13'10 x 9'8 (4.22m x 2.95m)

Two Upvc double glazed windows to the front. Laminate flooring, radiator.

BEDROOM TWO 12'3 x 7'8 (3.73m x 2.34m)

Upvc double glazed window to the rear. Laminate flooring, radiator.

BEDROOM THREE 8'11 x 7'2 (2.72m x 2.18m)

Upvc double glazed window the rear, laminate flooring, radiator.

REAR GARDEN

Low maintenance rear garden. Concreted forecourt leading to paved patio. Rear gate access, wall boundaries. Side gate access leading to the front.

NO ONWARD CHAIN

