



22 Llys Y Celyn, Caerphilly, CF83 3QH

Price £130,000

- FREEHOLD TWO BEDROOM MID TERRACE IN NEED OF UPDATING
- LOUNGE
- KITCHEN
- FIRST FLOOR BATHROOM
- FRONT & REAR GARDENS
- GARAGE IN BLOCK (IN NEED OF ATTENTION)
- GOOD ROAD LINKS TO CARDIFF & NEWPORT
- WALKING DISTANCE TO LOCAL AMENITIES
- EPC RATING C/COUNCIL TAX BANDING B
- NO ONWARD CHAIN

****FREEHOLD TWO BEDROOM MID TERRACE HOUSE IN NEED OF UPDATING**** Located on the popular Mornington Meadows Estate, walking distance to Caerphilly Town Centre and primary schools. Good road links to the A470 commuting to Cardiff. The property consists of:- Entrance hall, lounge, kitchen, two bedrooms, first floor bathroom. Upvc double glazing, gas central heating. Good size rear garden. Garage in block in need of attention. EPC rating C. Council tax banding B. ****NO ONWARD CHAIN****

| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|---|---|---|---|
| Current | Potential | Current | Potential |
| Very energy efficient - lower running costs | Very energy efficient - lower running costs | Very environmentally friendly - lower CO ₂ emissions | Very environmentally friendly - lower CO ₂ emissions |
| (92 plus) A | 90 | (92 plus) A | |
| (81-91) B | | (81-91) B | |
| (69-80) C | 70 | (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 HALL

Via Upvc double glazed door to entrance hall, stairs to the first floor. Gas meter. Door to lounge/diner.

LOUNGE 17'7" x 11'8" (5.36 x 3.56)

Upvc double glazed window to the front. Fire surround, coved ceiling, laminate flooring, radiator. Door to the kitchen.

KITCHEN 6'9" x 11'8" (2.06 x 3.56)

Upvc double glazed window to the rear. Upvc double glazed door to the garden. Fitted wall and base units, roll over preparation surface with inset sink/drain, tiled splash back. Space for cooker, automatic washing machine and fridge/freezer. Vinyl flooring, radiator. Wall mounted gas combination boiler. (Cooker, washing machine and fridge/freezer will be remaining in the property).

LANDING

Loft access.

BEDROOM ONE 14'0" x 11'8" (4.27 x 3.56)

Upvc double glazed window to the front. Radiator.

BEDROOM TWO 10'5" x 6'7" (3.20 x 2.01)

Upvc double glazed window to the rear. Storage cupboard, radiator

BATHROOM

Obscure Upvc double glazed window to the rear. Panelled bath with electric shower above, tiled splash back, pedestal wash hand basin, low level W.C. Vinyl flooring, radiator.

FRONT

lawned garden with pave path leading to the front entrance.

REAR GARDEN

Enclosed rear garden with fenced boundaries.

GARAGE IN BLOCK

Garage located in block. (In need of repair).

PUBLIC NOTICE

We are in receipt of an offer of £122,000 subject to contract for this property. Anyone wishing to place a higher offer must do so before legal exchange of contracts.

