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34 Heol Pwll-Y-Pant, Caerphilly, CF83 2ND

Price £235,000

- FREEHOLD TWO BEDROOM SEMI DETACHED HOUSE WITH VIEWS TO THE REAR
- UPVC DOUBLE GLAZING & GAS CENTRAL HEATING
- KITCHEN
- GARDEN OFFICE IDEAL FOR WORKING FROM HOME
- EPC RATING C
- CORNER PLOT WITH GARDEN TO THE FRONT, SIDE AND REAR
- LOUNGE
- FIRST FLOOR BATHROOM
- WALKING DISTANCE TO ENERGLYN TRAIN STATION
- COUNCIL TAX BAND C

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		72	79
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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****FREEHOLD TWO BEDROOM SEMI DETACHED HOUSE**** With in walking distance to Energlyn train station commuting to Cardiff and the valley lines. Good road links to the A470. Located on a corner plot. Purpose built garden office ideal if you are working from home. The property consists of:- Entrance hall, lounge, kitchen, two bedrooms, bathroom. Front, side and rear garden. Parking for one small car. EPC rating C. Council tax band C.**



ENTRANCE HALL

Via double glazed composite door to entrance hall. Carpeted stairs to the first floor.

LOUNGE 14'7" x 11'5" (4.47 x 3.50)

Upvc double glazed window to the front. Fire surround with inset gas fire (disconnected). Shelving to the alcoves, radiator, carpet, open plan to the kitchen.

KITCHEN 14'8" x 8'7" (4.49 x 2.62)

Upvc double glazed window to the rear with views over Caerphilly and countryside. Fitted base units, wood work surface with inset sink drainer. Integrated eye level double electric ovens, integrated gas hob with overhead extractor hood. Space for American style fridge freezer. Storage cupboard with plumbing and space for automatic washing machine. laminate flooring, radiator. Upvc double glazed door giving access to the rear garden.

LANDING

Upvc double glazed window to the side. Loft access. Fitted carpet.

BEDROOM ONE 14'8" x 9'1" (4.49 x 2.77)

Upvc double glazed window to the front. Built in wardrobe, dado rail, fitted carpet, radiator.

BEDROOM TWO 11'6" x 9'0" (3.53 x 2.76)

Upvc double glazed window to the rear with lovely views. Fitted carpet, radiator.

BATHROOM

Obscure Upvc double glazed window to the rear. Panelled bath with mains shower. Vanity unit housing wash hand basin, enclosed cistern W.C. Vinyl flooring, extractor fan, radiator.

GARDEN OFFICE 14'8" x 9'10" (4.49 x 3.02)

Spacious office, Upvc double glazed full length window and Upvc double glazed French doors to the garden. Power and lighting. Pvc cladding to the walls and ceiling, laminate flooring.

FRONT

Spacious front and side garden. Wall boundaries with wrought iron gate access. landscaped garden with mature shrubs and stone chippings. Paved steps and path leading to front and side access. Gate access to the rear garden.

REAR

Decked area leading to a further decked area with decked steps leading to the garden office. Lawned area with mature shrubs. Gate access to driveway for a small car.

