



27 Blaen Ifor, Caerphilly, CF83 2NW

Price Guide £195,000

- NICELY PRESENTED TWO DOUBLE BEDROOM SEMI DETACHED HOUSE
- KITCHEN/DINER
- FIRST FLOOR BATHROOM
- WALKING DISTANCE TO ENERGLYN TRAIN STATION
- EPC RATING D/COUNCIL TAX BAND C
- LOUNGE
- W.C
- UPVC DOUBLE GLAZING/GAS CENTRAL HEATING
- GOOD ROAD LINKS TO THE A470
- VIEWS TO THE REAR OF LOCAL COUNTRYSIDE/NO ONWARD CHAIN

****NICELY PRESENTED TWO BEDROOM SEMI DETACHED HOUSE**** Views to the rear over Caerphilly and local countryside. Good road links to the A470, Newport & Ystrad Mynach. Walking distance to Energlyn Train station commuting to Cardiff and the Valley lines. The property consists of:- Entrance hall. W.C. Lounge, kitchen/diner, landing, first floor bathroom, two double bedrooms. Front & enclosed rear garden. Driveway to the side for two cars. EPC rating D. Council tax band C. ****NO ONWARD CHAIN****

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
87	67		

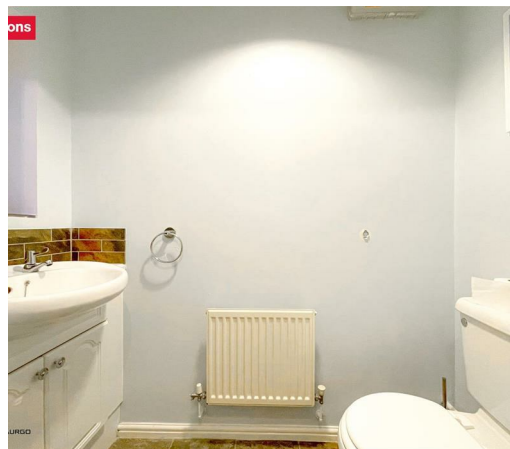
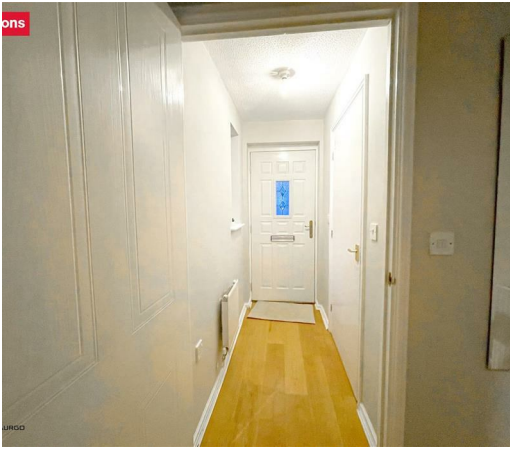
Energy Efficiency Rating: A (92 plus), B (81-91), C (69-80), D (55-68), E (39-54), F (21-38), G (1-20).
Environmental Impact (CO₂) Rating: A (92 plus), B (81-91), C (69-80), D (55-68), E (39-54), F (21-38), G (1-20).

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 Composite door to entrance hall. Upvc double glazed window to the side. Laminate flooring, radiator.

W.C. 6'4 x 2'9 (1.93m x 0.84m)

Obscure Upvc double glazed window to the front. Low level W.C. Vanity wash hand basin, tiled splash back. Radiator.

LIVING ROOM 13'3 x 14'3" (4.04m x 4.34m)

Upvc double glazed window to the front. Stairs to the first floor with spindle balustrade, understairs storage cupboard. Laminate flooring, two radiator.

KITCHEN/DINER 8'3 x 14'3 (2.51m x 4.34m)

Upvc double glazed window to the rear. Fitted wall and base units, roll over preparation surface inset sink/drainer with tiled splash back, breakfast bar. Space for automatic washing machine, integrated electric oven and hob with overhead extractor hood. Space for upright fridge freezer and table and chairs. Radiator, tiled floor. Upvc double glazed French doors to the rear. Gas boiler housed in cupboard.



LANDING

Upvc double glazed window to the side. Fitted carpet.

BEDROOM ONE 11'5" x 14'3" (3.5 x 4.35)

Two Upvc double glazed windows to the front. Airing cupboard housing hot water tank. New fitted carpet, radiator.

BEDROOM TWO 10'1" x 8'0" (3.08 x 2.45)

Upvc double glazed window to the rear. Loft access, radiator, new fitted carpet.

BATHROOM 6'8" x 6'0" (2.036 x 1.84)

Obscure Upvc double glazed window to the rear. Panelled bath with mains shower above, glass shower screen, tiled splash back. Vanity unit housing wash hand basin, tiled splash back. Low level W.C. Chrome heated towel rail, tiled floor, extractor fan.



FRONT

Paved path to front entrance, driveway to the side for two cars. side gate access to the rear.

REAR

Paved patio with views over Caerphilly and countryside, artificial grass area leading to decked area. Side gate access to the driveway. Fenced boundaries, outside tap.

NO ONWARD CHAIN