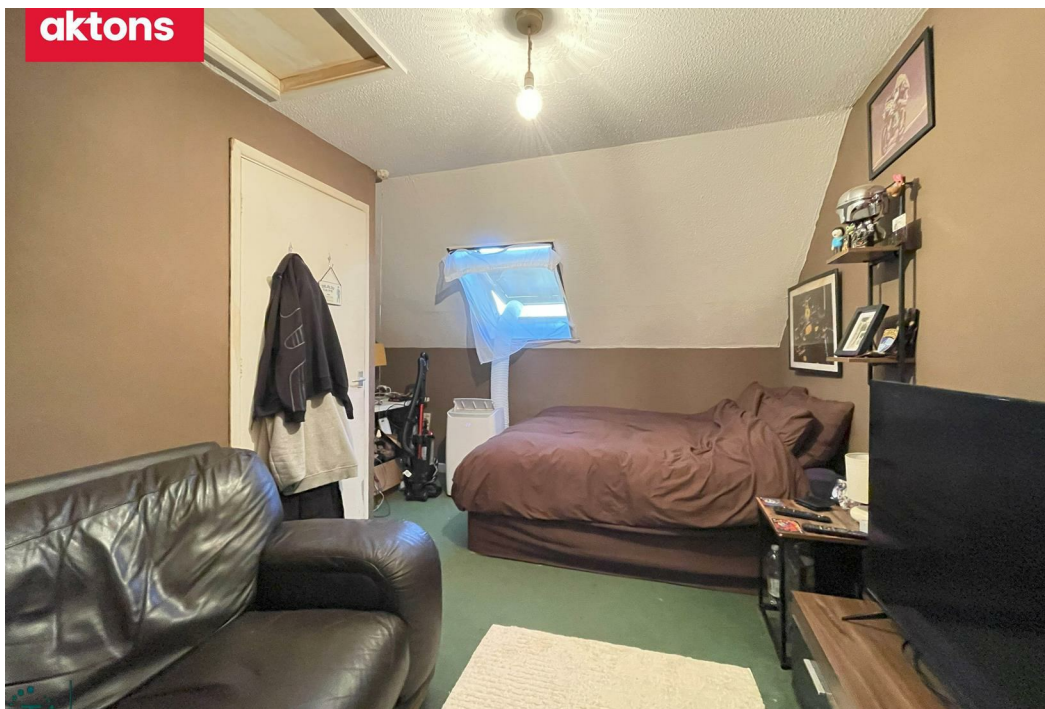


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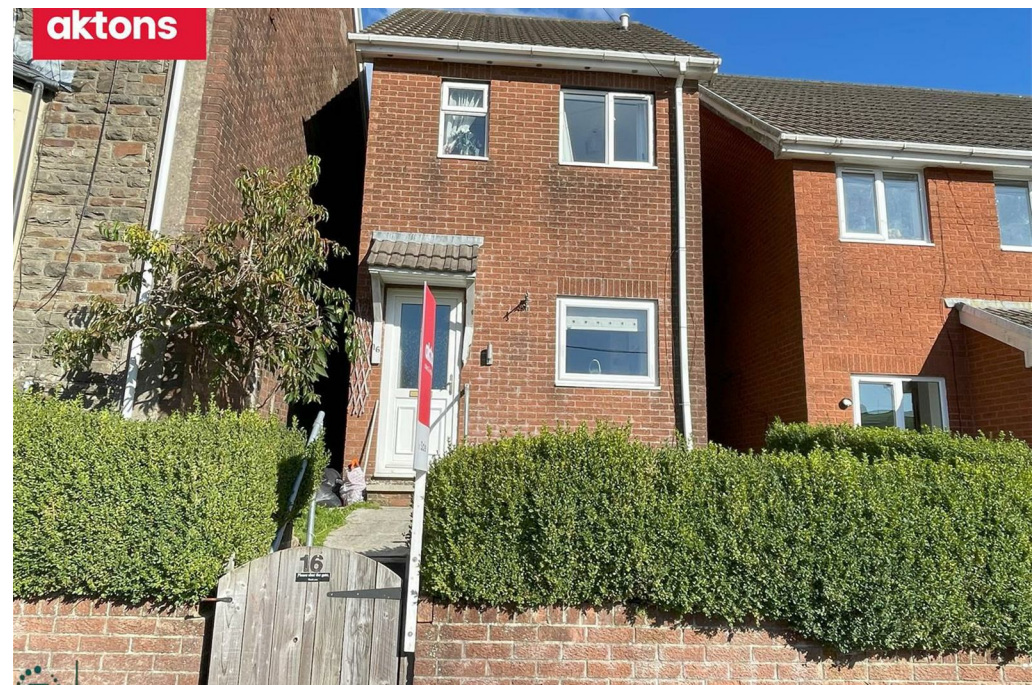
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16 Upper Brynhyfyd Terrace,, Caerphilly, CF83 4GL

Price £175,000

- NICELY PRESENTED THREE BEDROOM DETACHED HOUSE
- CONSERVATORY
- FRONT
- VIEWS OVER LOCAL COUNTRYSIDE
- COUNCIL TAX BANDING B
- KITCHEN OPEN PLAN TO LOUNGE
- FIRST FLOOR BATHROOM
- REAR
- EPC RATING D

****DETACHED THREE BEDROOM HOUSE.**** Ideal first time buy or investment opportunity. Village location with views over local countryside. Road links to Caerphilly and Cardiff. Road connections to Nelson over the mountain. The property consists of:- entrance hall, kitchen open plan to the lounge/diner, conservatory, two bedrooms and bathroom to the first floor, bedroom to the second floor. Front and rear gardens. EPC rating D. Council tax band B.

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	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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ENTRANCE HALL

Via Upvc double glazed door to entrance hall, stairs to the first floor.

KITCHEN 2.60 x 4.01

Upvc double glazed window to the front with views. Fitted wall and base units, roll over preparation surface with inset 1.5 sink drainer, tiled splash back. integrated eye level double oven, plumbing for automatic washing machine. Fridge freezer to remain. Ideal combination gas boiler housed in cupboard.. Vinyl flooring, extractor fan. Open plan to lounge.

LOUNGE

Double glazed patio doors giving access to the conservatory, under stairs storage cupboard, coved ceiling, vinyl flooring, radiator. Open plan to kitchen.

CONSERVATORY

Low level walls with Upvc double glazed French doors, Upvc double glazed windows to the rear and side, tiled floor.



STAIRS TO THE FIRST FLOOR LANDING

Spindle balustrade, Upvc double glazed window to the front, stairs to second floor.

BEDROOM TWO 2.71 x 3.64

Upvc double glazed window to the rear, coved ceiling, radiator.

BEDROOM THREE 1.17 x 2.49

Upvc double glazed window to the front, coved ceiling, radiator.

FIRST FLOOR BATHROOM

Obscure Upvc double glazed window to the side, Jacuzzi bath tieh shower mixer taps, pedestal wash hand basin, low level W.C, tiled splash back, radiator, extractor fan. Laminate flooring.

SECOND FLOOR LANDING

BEDROOM ONE 4.14m x 2.57m

Double glazed sky light window to the rear, coved ceiling, radiator.

FRONT

Gate access to the enclosed front garden, mature shrubs and lawn, side path leading to the rear garden.

REAR

Tiered garden, hardstanding to the rear, fenced boundaries.

