

**6. Lower Glyn Gwyn Street, Caerphilly, CF83 8GA**

**Price £220,000**

- NICELY PRESENTED
- FREEHOLD THREE BEDROOM MID TERRACED HOUSE
- VILLAGE LOCATION CLOSE TO SHOPS, PRIMARY AND COMPREHENSIVE SCHOOLS
- CLOSE TO LOVELY RIVER WALKS AND CYCLE TRACK
- TWO RECEPTION ROOMS
- SPACIOUS KITCHEN
- FIRST FLOOR BATHROOM/EN SUITE TO THE SECOND BEDROOM
- EPC RATING C. COUNCIL TAX BAND C.
- NO ONWARD CHAIN

**\*\*NICELY PRESENTED FREEHOLD THREE BEDROOM MID TERRACE\*\*** Located in the village of Trethomas walking distance to shops, primary and comprehensive schools. Close to lovely river walks and cycle track. Good road links to Newport, Cardiff and Caerphilly. Good public transport to Newport and linking to Caerphilly bus and train station. The property consists of:- Entrance hall, sitting room, dining room, spacious kitchen with breakfast bar. Three bedrooms, first floor family bathroom, en suite to the second bedroom. Front forecourt, enclosed rear garden. EPC rating C. Council tax band C. **\*\*NO ONWARD CHAIN\*\***.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
72	80		

**Energy Efficiency Rating:** Very energy efficient - lower running costs. Scale: A (92 plus), B (81-91), C (69-80), D (55-68), E (39-54), F (21-38), G (1-20). Not energy efficient - higher running costs. EU Directive 2002/91/EC. England & Wales.

**Environmental Impact (CO<sub>2</sub>) Rating:** Very environmentally friendly - lower CO<sub>2</sub> emissions. Scale: A (92 plus), B (81-91), C (69-80), D (55-68), E (39-54), F (21-38), G (1-20). Not environmentally friendly - higher CO<sub>2</sub> emissions. EU Directive 2002/91/EC. England & Wales.

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### **ENTRANCE HALL**

Via Upvc double glazed door to entrance hall. Laminate flooring, radiator. Carpeted stairs to the first floor.

### **SITTING ROOM 11'3" x 11'1" (3.45 x 3.39)**

Upvc double glazed bay window to the front. Fitted carpet, radiator. Open plan to dining room.

### **DINING ROOM 12'7" x 12'1" (3.85 x 3.69)**

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

### **KITCHEN/BREAKFAST ROOM 14'9" x 10'2" (4.52 x 3.11)**

Upvc double glazed door giving access to the rear garden. Upvc double glazed window to the rear. Modern fitted wall and base units with wall mounted wine racks. Roll over preparation surface with inset sink drainer. Integrated fridge/freezer, automatic washing machine and dishwasher. Eye level double electric oven, inset gas hob with over head extractor hood. Breakfast bar. laminate flooring and radiator.



### **LANDING**

Spindle balustrade, fitted carpet.

### **BEDROOM ONE 15'2" x 9'3" (4.63 x 2.83)**

Upvc double glazed window to the front. Fitted carpet, radiator.

### **BEDROOM TWO 14'9" x 10'2" (4.52 x 3.11)**

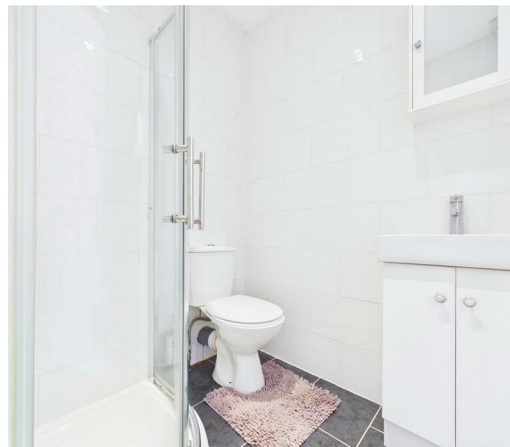
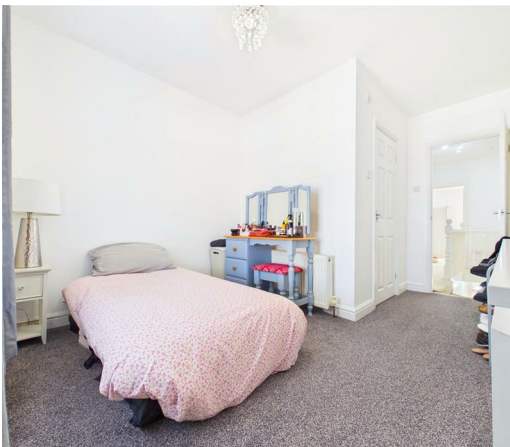
Upvc double glazed window to the rear. Fitted carpet, radiator. Door to shower en suite.

### **BEDROOM THREE 11'6" x 8'2" (3.523 x 2.51)**

Upvc double glazed window to the front. Fitted carpet, radiator.

### **EN SUITE SHOWER ROOM**

Corner shower cubicle with mains shower, vanity unit housing wash hand basin, low level W.C. Tiled walls and floor, radiator.



### **FIRST FLOOR BATHROOM**

Upvc double glazed window to the rear. Panelled bath with glass shower screen, mains shower. Pedestal wash hand basin, low level W.C. Tiled walls, radiator.

### **FRONT**

Gate access to the forecourt, path to front entrance.

### **REAR**

Concrete patio, lawned garden, storage shed, gate access to the rear lane. Wall boundaries.

### **NO ONWARD CHAIN**