



aktons
sales & lettings



12 Rhos Helyg., Caerphilly., CF83 3QD

Price £155,000

- NICELY PRESENTED TWO BEDROOM MID TERRACED HOUSE
- KITCHEN
- GARAGE IN BLOCK
- WALKING DISTANCE TO CAERPHILLY TOWN CENTRE
- EPC RATING C/ COUNCIL TAX BAND B
- LOUNGE/DINER
- FIRST FLOOR BATHROOM
- FRONT AND REAR GARDENS
- GOOD ROAD LINKS TO CARDIFF & NEWPORT
- NO ONWARD CHAIN

****NICELY PRESENTED TWO BEDROOM MID TERRACED HOUSE**** Located on the popular Mornington Meadows Estate within walking distance to Caerphilly Town. Good road links to Cardiff & Newport. The property consists of:- Lounge/diner, kitchen, first floor bathroom, two bedrooms. Front and rear gardens, garage located in block. EPC rating C. Council tax banding B. ****no onward chain****

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		92
(81-91) B			
(69-80) C			73
(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	(82 plus) A		
(61-81) B			
(40-60) C			
(25-39) D			
(9-24) E			
(1-8) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

02920 881 441

caerphilly@aktons.co.uk

60 Cardiff Road,
Caerphilly, CF83 1JQ

aktons.co.uk



ENTRANCE

Via Upvc glazed door to lounge.

LOUNGE/DINER 17'6" x 11'8" (5.34 x 3.58)

Upvc double glazed window to the front. Coved ceiling, radiator, fitted carpet. Stairs to the first floor. Media wall, space for T.V and shelving.

KITCHEN 7'0" x 11'8" (2.15 x 3.58)

Upvc double glazed window to the rear overlooking the garden. Upvc double glazed door to the garden. Fitted wall and base units, roll over preparation surface with inset sink/drain, tiled splash back. Integrated electric oven, inset gas hob, over head extractor hood. Plumbing and space for automatic washing machine, space for fridge /freezer. Laminate flooring, radiator.

LANDING

Loft access, fitted carpet.



BEDROOM ONE 13'1" x 8'8" (4.01 x 2.65)

Upvc double glazed window to the front. Cupboard housing combination gas boiler and shelving. Fitted carpet, radiator.

BEDROOM TWO 11'5" x 6'6" (3.49 x 2.00)

Upvc double glazed window to the rear. Fitted carpet, Radiator.

BATHROOM 8'6" x 4'9" (2.60 x 1.46)

Obscure Upvc double glazed window to the rear. Panelled bath with mains shower,

FRONT

Enclose front garden, fenced boundaries, garden laid with wood chippings. Paved path to front entrance.

REAR

Low maintenance rear garden. Fenced boundaries. Paved patio and wood bark.



GARAGE IN BLOCK

Up and over door. Located at the entrance to Rhos Helyg to the left.

NO ONWARD CHAIN