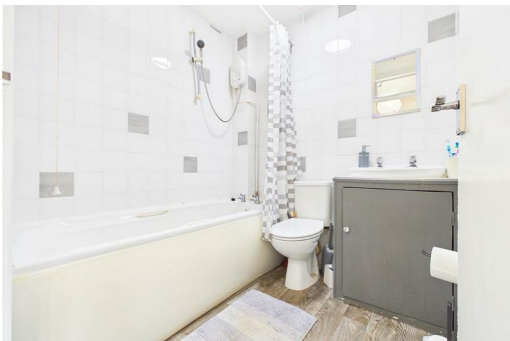




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5 Penclawdd, Caerphilly, CF83 3QF

Price £157,000

- FREEHOLD TWO BEDROOM MID TERRACED HOUSE
- WITH IN WALKING DISTANCE TO CAERPHILLY TOWN CENTRE
- UPVC DOUBLE GLAZING
- LOUNGE
- FIRST FLOOR BATHROOM
- WALKING DISTANCE TO PRIMARY SCHOOL AND LOCAL SHOP
- GOOD ROAD LINKS TO CARDIFF AND NEWPORT
- GAS CENTRAL HEATING (BOILER IS APROXAMATLY 2 YEARS OLD)
- KITCHEN
- EPC RATING C/ COUNCIL TAX BAND B

****FREEHOLD MID TERRACE TWO BEDROOM HOUSE**** Located on the popular Mornington Meadows Estate, with in walking distance to Caerphilly town. Walking distance to primary school and local amenities. Good road links the Cardiff & Newport. The property consists of entrance hall, lounge/diner, kitchen, two bedrooms, first floor bathroom, front and rear gardens. Garage is located in the block opposite the house. EPC rating C. Council tax band B. ****CALL NOW TO SECURE A VIEWING****

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			72
(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 with spindle balustrade. Wood panelling to part of the walls. Vinyl flooring. Radiator, under stairs storage cupboard.

LOUNGE 13'5" x 11'9" (4.10 x 3.60)

Upvc double glazed window to the rear. Upvc double glazed door giving access to the rear garden. Vinyl flooring, coved ceiling, radiator.

KITCHEN 9'4" x 5'10" (2.85 x 1.80)

Upvc double glazed window to the front. Roll over preparation surface with inset sink drainer, tiled splash back. Fitted wall and base units, corner shelving, integrated electric oven, inset gas hob. Space for automatic washing machine and fridge/freezer. Vinyl flooring.

LANDING

Loft access, fitted carpet.

BEDROOM ONE 11'11" x 8'11" (3.65 x 2.74)

Upvc double glazed window the rear. Radiator, fitted carpet.

BEDROOM TWO 9'4"x 9'0" (2.85mx 2.76)

Upvc double glazed window to the front. Cupboard housing Navien combination gas boiler. Further storage cupboard. Fitted carpet, radiator.

BATHROOM

Panelled bath with electric shower above. Vanity unit housing wash hand basin with storage beneath. Low level W.C. Extractor fan, radiator, vinyl flooring.

FRONT

Enclosed garden with wooden fenced boundaries. lawned garden with path leading to the front entrance. Purpose built storage shed housing electric and gas meters.

REAR

GARAGE IN BLOCK 19'1" x 8'11" (5.84 x 2.74)

Garage is located in block opposite the house.

