



**45 Cefn Ilan Road, Caerphilly, CF83 4EF**

**£110,000**

**\*\* Semi Detached Bungalow \*\* Two Bedrooms \*\* No Chain \*\***

In need of improvement and renovation.

Located in the village of Abertridwr with countryside views and comprising lounge, kitchen, two bedrooms and shower room.

There are gardens to the front and rear.

Offered with no onward chain.

**Entrance**

Double glazed entrance door.

**Kitchen 11'9" x 8'9" (3.60 x 2.68)**



Base and wall cupboards, stainless steel sink unit, wall mounted gas boiler, radiator, double glazed window to side.

**Lounge 13'3" x 8'7" (4.04 x 2.62)**



Double glazed patio doors to rear, radiator.

**Bedroom 1 11'9" x 10'3" (3.60 x 3.13)**



Double glazed window to front, radiator.

**Bedroom 2 11'10" x 9'3" (3.62 x 2.84)**



Double glazed window to front, radiator.

**Shower Room**



Shower cubicle, wc, wash hand basin, radiator, double glazed windows to side and rear.

**Outside**



Front garden with access to rear with paved patio and elevated garden.

Floor Plan

# 45 Cefn Ilan

Approximate Gross Internal Area  
614 sq ft - 57 sq m

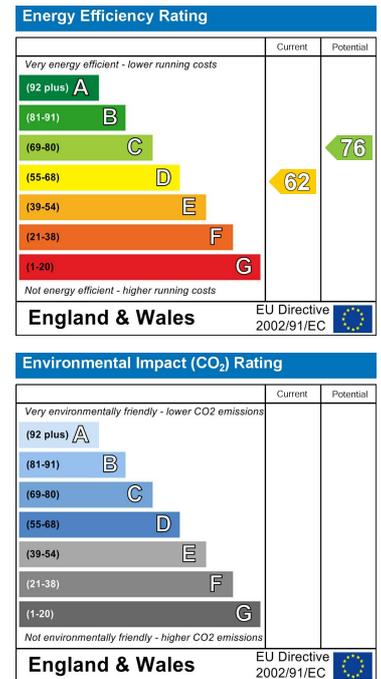


Not to Scale. Produced by The Plan Portal 2026  
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Area Map



Energy Efficiency Graph



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