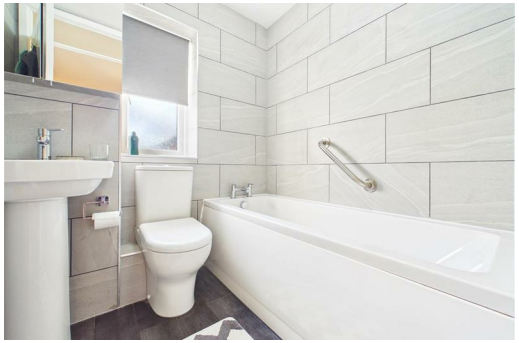
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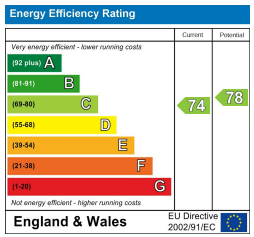


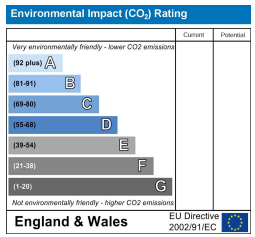
1 Tyn Y Waun Road, Caerphilly, CF83 8LA

Price £440,000

- IMMACULATELY PRESENTED FOUR BEDROOM DETACHED HOUSE
- CONSERVATORY
- KITCHEN/UTILITY
- DRIVEWAY
- GOOD ROAD LINKS TO NEWPORT, CAERPHILLY AND CARDIFF
- TWO RECEPTION ROOMS
- W.C/BATHROOM/ENSUITE TO MASTER BEDROOM
- GARAGE
- SOUGHT AFTER ESTATE IN MACHEN
- EPC RATING C/COUNCIL TAX BAND E

IMMACUATELY PRESENTED FREEHOLD FOUR BEDROOM DETACHED HOUSE LOCATE ON THE SOUGHT AFTER RIVERGLADE ESTATE IN THE VILLAGE OF MACHEN Walking distance to local shops and primary school. Good road links to Newport, Cardiff and Caerphilly. The property consists of:- Entrance hall, W.C. lounge, dining room, conservatory, kitchen, separate utility room. Four bedrooms, en suite to the master bedroom, family bathroom. Nicely presented front and rear gardens. Garage & driveway for two cars. EPC rating C. Council Tax band E. ** VIEWINGS RECOMMENED**





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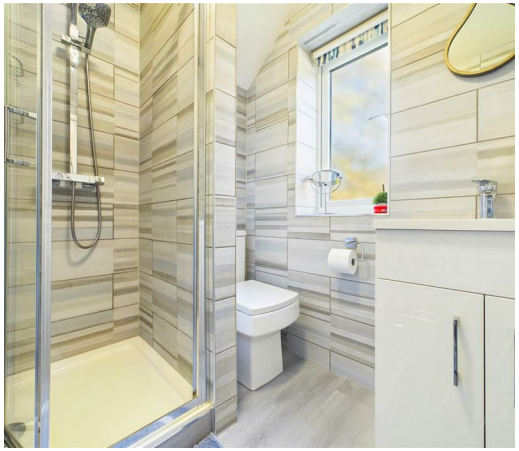












ENTRANCE HALL
Via Upvc double glazed door to entrance hall. Turned stair case to the first floor with spindle balustrade. Under stairs storage cupboard. Tiled floor, radiator.

W.C. 5'2" x 3'4" (1.58 x 1.02)
Obscure Upvc double glazed window to the front. Low level W.C. Wall mounted wash hand basin, half tiled walls, wood block flooring. Radiator.

LOUNGE 15'1" x 11'2" (4.60 x 3.42)
Upvc double glazed sliding patio door leading to the conservatory. Fire surround housing electric fire, dado rail, fitted carpet, radiator.

CONSERVATORY 14'9" c 8'3" (4.50 c 2.52)
Upvc double glazed door giving access to the rear garden. Low level wall with Upvc double glazed windows the rear and side with fitted blinds. Tiled floor, radiator.

DINING ROOM 11'3" x 8'7" (3.45 x 2.62)
Upvc double glazed window to the front. Coved ceiling, dado rail, fitted carpet, radiator.

KITCHEN 11'9" x 11'2" (3.60 x 3.41)
Upvc double glazed window to the rear. Upvc double glazed door to the rear garden. Fitted wall and base unites with roll over preparation surface, inset sink drainer, tiled splash back and floor. Space for range cooker, overhead extractor hood. Space for fridge/freezer. Breakfast bar, radiator. Door access to the utility room.

UTILTIY ROOM 6'7" x 5'1" (2.01 x 1.57)
Upvc double glazed window to the side. Roll over preparation surface, tiled splash back, plumbing and space for automatic washing machine and dish washer. Tiled floor, radiator, shelving. Wall mounted Baxi gas boiler.

LANDING
Spindle balustrade, dado rail, fitted carpet, radiator.

BEDROOM ONE 12'2" x 10'2" (3.72 x 3.10)
Upvc double glazed window to the rear. Fitted wardrobes with overhead storage cupboards, fitted carpet, radiator. Door to en suite.

EN SUITE
Obscure Upvc double glazed window to the side. Shower cubicle with mains shower, vanity unit housing wash hand basin, low level W.C. Tiled walls and floor, chrome heated towel rail, extractor fan.

BEDROOM TWO 11'3" x 8'7" (3.45 x 2.62)
Upvc double glazed window to the front. Built in wardrobe, radiator, fitted carpet.

BEDROOM THREE 9'6" x 9'2" (2.90 x 2.80)
Upvc double glazed window to the front. Built in wardrobe, fitted carpet, radiator.

BEDROOM FOUR 9'3" x 8'4" (2.82 x 2.56)
Upvc double glazed window to the rear. Fitted wardrobes with overhead storage cupboard, fitted carpet, radiator.

BATHROOM
Obscure Upvc double glazed widow to the rear. panelled bath, pedestal wash hand basing, low level W.C. Chrome heated towel rail, extractor fan, laminate flooring. Wall mounted vanity unit with mirrored doors.

FRONT
Well kept enclosed front garden with wood fencing and gate access, path leading to front and side access. Lawned garden, with mature shrubs.

REAR
Well kept rear flat garden. Side gate access to the front garden. Mostly laid with lawn, paved patio, wall and fenced boundaries, mature shribs.

GARAGE 14'0" x 8'2" (4.28 x 2.49)
Up and over door, power and lighting, tiled floor..