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6 Napier Street, Caerphilly, CF83 8PR

£235,000

- Two Bedroom Cottage
- Modern Shower Room
- Large Garden with Stunning Views
- Great Road Links
- Council Tax - C
- Log Burner
- Open Plan Living/Kitchen Area
- Machen
- EPC Rating - D

This beautifully presented two bedroom cottage situated in the sought after village of Machen is being sold with no onward chain and offers tranquil and cosy living.

Boasting an open plan living/kitchen area with feature log burner, fitted appliances and French doors opening to the rear garden offering mountain views. Further to this is a modern shower room plus two double bedrooms.

Externally the property offers a larger than average garden with lawn and patio area with separate section to the rear with pergola style covering offering a fantastic space for BBQs and entertaining. Further to this is a brick built shed offering additional space for appliances or storage.

Call to book your viewing!

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		64	84
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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Kitchen 12'2 x 11'2 (3.71m x 3.40m)

Entered into the kitchen area which comprises of a range of matching base and wall units with worktop space over. Inset stainless steel sink. Integrated oven and gas hob. Space for dining table. Opening to;

Living Room 12'2 x 8'9 (3.71m x 2.67m)

Feature log burner with open brick surround. French doors opening to;

Shower Room

Fitted with a three piece suite comprising double shower, wash hand basin and low level WC. Obscure PVC window to side;

Landing

Access to bedrooms;

Bedroom One 12'2 x 8'9 (3.71m x 2.67m)

PVC window to front;

Bedroom Two 11'2 x 9'2 (3.40m x 2.79m)

PVC window to rear, Fitted wardrobes and storage cupboard.

Outside

Large rear garden which comprises of patio area leading to a larger lawned area. Separate to this is an area to the rear laid with stone chipping's covered with a pergola style structure offering a covered area suitable for BBQ's and entertaining. Further to this a brick built shed offering space for appliances.

