



**aktons**  
sales & lettings



5 Cae Bach, Caerphilly, CF83 8NG

**Price £320,000**

- TWO DOUBLE BEDROOM DETACHED
- LOUNGE
- KITCHEN/UTILITY ROOM
- SHOWER ROOM
- VIEWS TO THE REAR OF THE PROPERTY, NOT OVERLOOKED
- SOUGHT AFTER AREA IN THE VILLAGE OF MACHEN
- DINING ROOM
- W.C.
- UPVC DOUBLE GLAZING/GAS CENTRAL HEATING
- EPC RATING C/ COUNCIL TAX BAND E/NO ONWARD CHAIN

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		
	(81-91) <b>B</b>		
	(69-80) <b>C</b>		
	(55-68) <b>D</b>		
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
Not energy efficient - higher running costs	(1-20) <b>G</b>		
		<b>74</b>	<b>80</b>
England & Wales	EU Directive 2002/91/EC		

  

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) <b>A</b>		
	(81-91) <b>B</b>		
	(69-80) <b>C</b>		
	(55-68) <b>D</b>		
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions	(1-20) <b>G</b>		
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**\*\*TWO DOUBLE BEDROOM DETACHED LOCATED IN A QUIET CUL DE SAC\*\*** Properties in this street are rarely available, located in the sought after village of Machen. The property is not overlooked from the rear of the property. Walking distance to the local shops and primary school. Good road links to Caerphilly, Cardiff & Newport. The property consists of:- Entrance hall, lounge, dining room, kitchen, utility room, W.C. Two double bedrooms to the first floor, shower room. Gardens to both sides of the property, small garden to the rear. Driveway for one car, leading to the garage. EPC rating C. Council tax band E. **\*\*NO ONWARD CHAIN.\*\***



#### **ENTRANCE HALL**

Via Upvc double glazed door and side panel. Stairs to the first floor, coved ceiling, fitted carpet, radiator.

#### **LOUNGE 13'1" x 11'0" (3.99 x 3.37)**

Upvc double glazed window to the front. Upvc double glazed window to the side. Coved ceiling, fire place housing gas fire, fitted carpet, radiator. Double doors leading to the dining room.

#### **DINING ROOM 11'0" x 7'11" (3.37 x 2.42)**

Upvc double glazed window to the rear. Coved ceiling, radiator, fitted carpet.

#### **KITCHEN 12'6" x 7'11" (3.83 x 2.42)**

Two Upvc double glazed windows to the rear. Roll over work surface, inset 1.5 sink drainer. Base units, tiled splash back. Space for cooker and Fridge freezer. Two storage cupboards. Wood panelled ceiling.

#### **UTILITY ROOM**

Upvc double glazed window to the rear. Roll over preparation surface. Space for automatic washing machine and dryer. Pvc door access to the side garden. Laminate flooring.

#### **W.C.**

Low level W.C. Vanity wash hand basin.

#### **LANDING**

Loft access.

#### **BEDROOM ONE 15'9" x 15'0" (4.82 x 4.59)**

Upvc double glazed window to the front. Built in wardrobes & airing cupboard with radiator and shelving.

#### **BEDROOM TWO 15'0" x 11'0" (4.59 x 3.37)**

Upvc double glazed window to the front. Vanity unit housing wash hand basin, bidet. Fitted carpet, radiator. Storage cupboard.

#### **SHOWER ROOM**

Obscure Upvc double glazed window to the rear. Double shower cubicle with mains shower and hand rail, low level W.C. Pedestal wash hand basin, tiled walls and floor. Chrome heated towel rail.

#### **GARAGE**

Up and over door. Power and electricity, Upvc double glazed door to the side.

#### **FRONT**

Double wrought iron gates to the front driveway. Access to both side gardens. Wall and wrought iron boundaries. Lawned garden and mature shrubs.

#### **SIDE GARDEN**

Lawned garden with mature shrubs.

#### **REAR GARDEN**

#### **NO ONWARD CHAIN**

