



2 The Crescent, Caerphilly, CF83 8ND

Price £210,000

- FREEHOLD THREE BEDROOM SEMI DETACHED HOUSE IN NEED OF UPDATING
- SPACIOUS LOUNGE SEPERATED DINING ROOM
- GROUND FLOOR SHOWER ROOM
- GARAGE AND PAVED DRIVEWAY
- COUNCIL TAX BANDING D
- LOCATED IN THE SOUGHT AFTER VILLAGE MACHEN
- KITCHEN OPEN PLAN TO GARDEN ROOM
- FRONT FORECOURT REAR GARDEN
- EPC RATING D
- NO ONWARD CHAIN

****THREE BEDROOM SEMI DETACHED HOUSE**** Located in the village of Machen, good road links to Newport, Caerphilly & Cardiff. Walking distance to public transport, primary school and local shops. The property is in need of updating with loads of potential. The property consists of:- Entrance porch, entrance hall, spacious lounge, dining room, ground floor shower room, kitchen open plan to garden room, three bedrooms to the first floor. Front forecourt, rear garden. Detached garage with power and lighting, paved driveway leading to the garage. EPC rating D. Council tax band D. ****NO ONWARD CHAIN****

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
76	76		
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(02 plus) A</p> <p>(01-01) B</p> <p>(09-40) C</p> <p>(05-08) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	

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ENTRANCE PORCH

Stained glass door accessing the porch. wood panelling to the walls.

ENTRANCE HALL

Via obscure glazed door to the entrance hall. Stairs to the first floor with fitted carpet. Wood panelling to the walls, radiator, wall cupboard housing electric fuse box.

LOUNGE 24'6" x 14'0" (7.49 x 4.28)

Spacious lounge. Upvc double glazed bay window to the front. Coved ceiling, two radiators. Fire surround housing gas fire. Wood panelling to the one wall, fitted carpet.

DINING ROOM 15'6" x 10'9" (4.74 x 3.30)

Double glazed sliding patio doors to the side. Wood panelling to the walls, radiator, fitted carpet. Understairs storage cupboard.

L SHAPED KITCHEN 14'7" x 10'9" (4.47 x 3.30)

Fitted wall and base units, roll over preparation surface with inset double sink/drain, tiled splash back. Cooker, washing machine, fridge and freezer all to remain. Wood panelling to the ceiling, radiator, fitted carpet, open plan to the garden Room.

GARDEN ROOM 15'6" x 10'6" (4.74 x 3.21)

Double glazed sliding doors giving access to the garden. Fitted wall and base units, Wood panelling to the ceiling and walls, spot lighting to the ceiling, radiator. Carpet tiles.

SHOWER ROOM

Obscure double glazed window to the garden room. Corner shower cubicle with mains shower above, pedestal wash hand basin, low level W.C. Tiled walls, coved ceiling, radiator, fitted carpet.

LANDING

Spindle balustrade, wood panelling to the walls, fitted storage cupboard. Fitted carpet.

BEDROOM ONE 17'3" x 11'8" (5.26 x 3.57)

Two Upvc double glazed windows to the front. Coved ceiling, two radiators, fitted carpet.

BEDROOM TWO 11'3" x 10'8" (3.43 x 3.26)

Upvc double glazed window to the rear with feature wrought iron surround.

BEDROOM THREE 10'9" c 9'9" (3.30 c 2.98)

Upvc double glazed window to the rear with feature wrought iron surround. Fitted wardrobe and shelving, gas combination boiler housed in cupboard. Coved ceiling, radiator, fitted carpet.

FRONT & SIDE

Enclosed forecourt with wrought iron gate access. Low level wall with wrought iron railings, paved forecourt. Paved driveway to the side leading to the garage.

REAR

Paved steps with wrought iron hand rail, path leading to the rear of the garden. Mature shrubs, fish pond, summer house. wall and shrub boundaries.

GARAGE 19'3" 9'8" (5.88 2.96)

Up and over door. Door access to the garden.

NO ONWARD CHAIN

