



**aktons**  
sales & lettings



4 Llanarth Street, Machen, CF83 8SJ

**Price £199,950**

- TWO BEDROOMS SEMI-DETACHED IN NEED OF MODERNISATION
- VILLAGE LOCATION
- LARGE REAR GARDEN
- GREAT ROAD LINKS TO NEWPORT AND CAERPHILLY
- EPC - D
- COTTAGE STYLE
- TWO RECEPTION ROOMS
- DOWNSTAIRS BATHROOM
- NO ONWARD CHAIN
- COUNCIL TAX BAND - D

Nestled in the charming village of Machen, this delightful two-bedroom cottage on Llanarth Street offers a perfect blend of comfort and character. With its inviting façade and traditional features, this property is ideal for those seeking a tranquil lifestyle in a sought-after area.

Upon entering, you will find two spacious reception rooms that provide ample space for relaxation and entertaining. These rooms are filled with natural light, creating a warm and welcoming atmosphere. The cottage's layout is both practical and appealing, making it a wonderful home for families or couples alike.

One of the standout features of this property is the large rear garden, which presents a fantastic opportunity for outdoor enjoyment. Whether you envision hosting summer barbecues, cultivating a vegetable patch, or simply enjoying a peaceful afternoon in the sun, this garden is sure to impress.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		<b>89</b>
	(81-91) <b>B</b>		
	(69-80) <b>C</b>		
	(55-68) <b>D</b>		<b>64</b>
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
Not energy efficient - higher running costs	(1-20) <b>G</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>		
England & Wales		EU Directive 2002/91/EC	

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- Entrance Hallway
- Living Room
- Dining/Sitting Area
- Kitchen
- Bathroom
- Landing
- Bedroom One
- Bedroom Two
- Outside

