



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) 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	EU Directive 2002/91/EC	89	64

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		

02920 881 441
caerphilly@aktons.co.uk
60 Cardiff Road,
Caerphilly, CF83 1JQ
aktons.co.uk



Entrance Hallway

Living Room

Dining/Sitting Area

Kitchen

Bathroom

Landing

Bedroom One

Bedroom Two

Outside

