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sales & lettings



20 Lewis Street, Caerphilly, CF83 8PP

Price Guide £265,000

- SOUGHT AFTER AREA
- LIVING ROOM OPEN PLAN TO DINING ROOM
- FIRST FLOOR BATHROOM
- NICELY KEPT SPACIOUS REAR GARDEN
- OFF ROAD PARKING TO THE REAR FOR TWO CARS
- TWO DOUBLE BEDROOM END OF TERRACED COTTAGE
- KITCHEN
- PURPOSE BUILT SHED AND OUTSIDE W.C
- GOOD SIZE SOUTH FACING GARAGE AND WORKSHOP TO THE REAR
- EPC RATING D/COUNCIL TAX BAND C

****TWO DOUBLE BEDROOM END OF TERRACED COTTAGE**** Nicely presented located in the sought after Machen Village. Good road links to Newport, Cardiff and Caerphilly. Walking distance to local amenities. The property consists of:- Living room open plan to dining room with feature wooden beams and inglenook fire places. Kitchen, stairs to the first floor, bathroom two bedrooms. Nicely kept rear south facing garden with spacious garage and workshop, access via the rear lane. Parking for two cars. EPC rating D. Council tax band B.

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	79
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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LIVING ROOM 14'4 x 11'9 (4.37m x 3.58m)

Via Upvc double glazed door to living room. Upvc double glazed window to the front. Feature ingle nook fire place housing a good size log burner providing warmth throughout the cottage. Feature wooden beams dividing the open plan room to the dining room. Open plan to the dining room, ingle nook fire place. Upvc double glazed window to the rear. Hidden stairs to the first floor. Feature wooden beams above both windows.

DINING ROOM 14'4 x 11'8 (4.37m x 3.56m)

Open plan to the dining room, ingle nook fire place. Upvc double glazed window to the rear. Hidden stairs to the first floor. Feature wooden beams above both windows.

KITCHEN 11' x 5'4 (3.35m x 1.63m)

Upvc double glazed window to the rear overlooking the garden. Upvc double glazed door to the side. Fitted wall and base units, roll over preparation surface with inset sink/drain, tiled splash back. Integrated electric oven, inset gas hob with over head extractor hood. Plumbing and space for automatic washing machine, space for fridge freezer. Spot lighting to the ceiling.



LANDING

Storage cupboard, loft access, the loft is boarded.

BEDROOM ONE 15'7 x 12'4 (4.75m x 3.76m)

Upvc double glazed window to the front. Spot lighting to the ceiling, fitted carpet, radiator.

BEDROOM TWO 11'2 x 8'0 (3.40m x 2.44m)

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

FIRST FLOOR BATHROOM 9'11 x 3'11 (3.02m x 1.19m)

Obscure Upvc double glazed window to the rear. Pedestal wash hand basin with mains shower above., panelled bath, tiled walls low level W.C. Worcester boiler housed in cupboard.

REAR GARDEN

Nicely kept garden. south facing. Paved patio, lawned garden with mature shrubs, path leading to the garage to the rear. Purpose built shed, outside W,C, Log store

GARAGE & WORK SHOP

Electric roller shutter door, power and lighting, access to the rear work shop.

OFF ROAD PARKING

Parking to the rear for two cars, rear lane access.

