



Acacia House White Hart Cottages, Woodland Grove

Machen, Caerphilly, CF83 8QQ

Price £385,000

HARRIS & BIRT



Property available to view immediately. Final property remaining in Phase 1.

Woodland Grove is an exclusive development of eight modern detached properties, set across three different house types, offering unique open plan, modern, luxurious family living. The properties built to impeccably high standards, will benefit from high building standards, block built throughout whilst retaining modernity to create a fusion within the village. Offering to market this property, which is an Acacia House Type.

Machen is a large village three miles east of Caerphilly, South Wales. It is situated in the Caerphilly Borough within the historic boundaries of Monmouthshire. It neighbours Bedwas and Trethomas, and forms a council ward in conjunction with these communities. It lies on the Rhymney river. Mynydd Machen (Machen Mountain) provides a view over the village. The property offers fantastic views to front and rear across the areas of countryside and its semi-rural location allows a peaceful and tranquil living environment. Machen itself and is a popular semi-rural village with a range of local facilities, within easy commute to Cardiff, Newport and the M4 corridor.



Acacia House Type

Accommodation

Ground Floor

Entrance Hall 4'1" x 11'4" (1.24m x 3.45m)

The property is entered via composite front door. Doors through to all ground floor rooms. Stairs leading to first floor. Ceilings are skimmed with a neutral white décor complemented by spotlights. Wall mounted radiator will be added.

Cloakroom/WC 2'11" x 6'3" (0.89m x 1.91m)

Ceilings are skimmed with a neutral white décor complemented by spotlights. Two-piece suite in white comprising; low level wc and wash hand basin, heated towel rail to be added. UPVC double glazed window to front.

Lounge/Snug 9'8" x 12'6" (2.95m x 3.81m)

Snug room. UPVC double glazed window to front, ceilings are skimmed with a neutral white décor complemented by spotlights. Wall mounted radiator to be added.

Kitchen/Living/Dining Room 16'10" (max) x 22'8" (5.13m (max) x 6.91m)

Bi-folding doors to the rear, Ceilings are skimmed with a neutral white décor complemented by spotlights. Beautiful grey modern Howdens kitchen will soon be installed with integrated appliances including fridge/freezer, fan oven, microwave, electric hob, dishwasher, stainless steel sink and wall mounted extractor fan. Wall & base units with wood effect worktops, Vaillant combi boiler. Under stairs cupboard/pantry housing the fuse box.

First Floor

Landing 4'11" x 12'11" (1.50m x 3.94m)

Accessed via staircase from entrance hallway. Doors through to all first-floor rooms. Stairs to second floor. Ceilings are skimmed with a neutral white décor complemented by spotlights. Wall mounted radiator to be installed.

Bedroom One 7'2" x 11'5" (2.18m x 3.48m)

Fire escape UPVC double glazed window to rear elevation, ceilings are skimmed with a neutral white décor complemented by pendant light fitting. Wall mounted radiator to be installed

Bedroom Two 9'5" x 12'6" (2.87m x 3.81m)

UPVC double glazed window to front elevation, Ceilings are skimmed with a neutral white décor complemented by pendant light fitting. Wall mounted radiator to be installed.

Suite Bedroom Three 9'5" x 12'8" (2.87m x 3.86m)

UPVC dg window to rear elevation, ceilings are skimmed with a neutral white décor complemented by pendant light fitting. Wall mounted radiator to be installed. Door leading to en-suite shower room.

Suite Bathroom 9'5" x 5'3" (2.87m x 1.60m)

Shower room to be installed soon, partially tiled, Ceilings are skimmed with a neutral white décor complemented by spotlights. Will have Low level wc, wash hand basin, heated towel rail and grey lino flooring. Extractor fan. UPVC double glazed window.

Bathroom Two 7'1" x 6'5" (2.16m x 1.96m)

UPVC double glazed window to front elevation,

ceilings are skimmed with a neutral white décor complemented by spotlights, grey lino flooring, partially tiled bath. Low level wc, wash hand basin and heated towel rail to be installed. Extractor fan.

Second Floor

Master Suite Bedroom Four 16'10" (max) (5.13m (max))

Ceilings are skimmed with a neutral white décor complemented by spotlights and pendant light fittings. Eaves storage front and back. Door leading to en-suite shower room.

Suite Bathroom 7'2" x 5'6" (2.18m x 1.68m)

Shower room to be installed soon, partially tiled, Ceilings are skimmed with a neutral white décor complemented by spotlights. Will have Low level wc, wash hand basin, heated towel rail and grey lino flooring. Extractor fan. Velux window.

Garage 15'10" x 10'2" (4.83m x 3.10m)

Outside

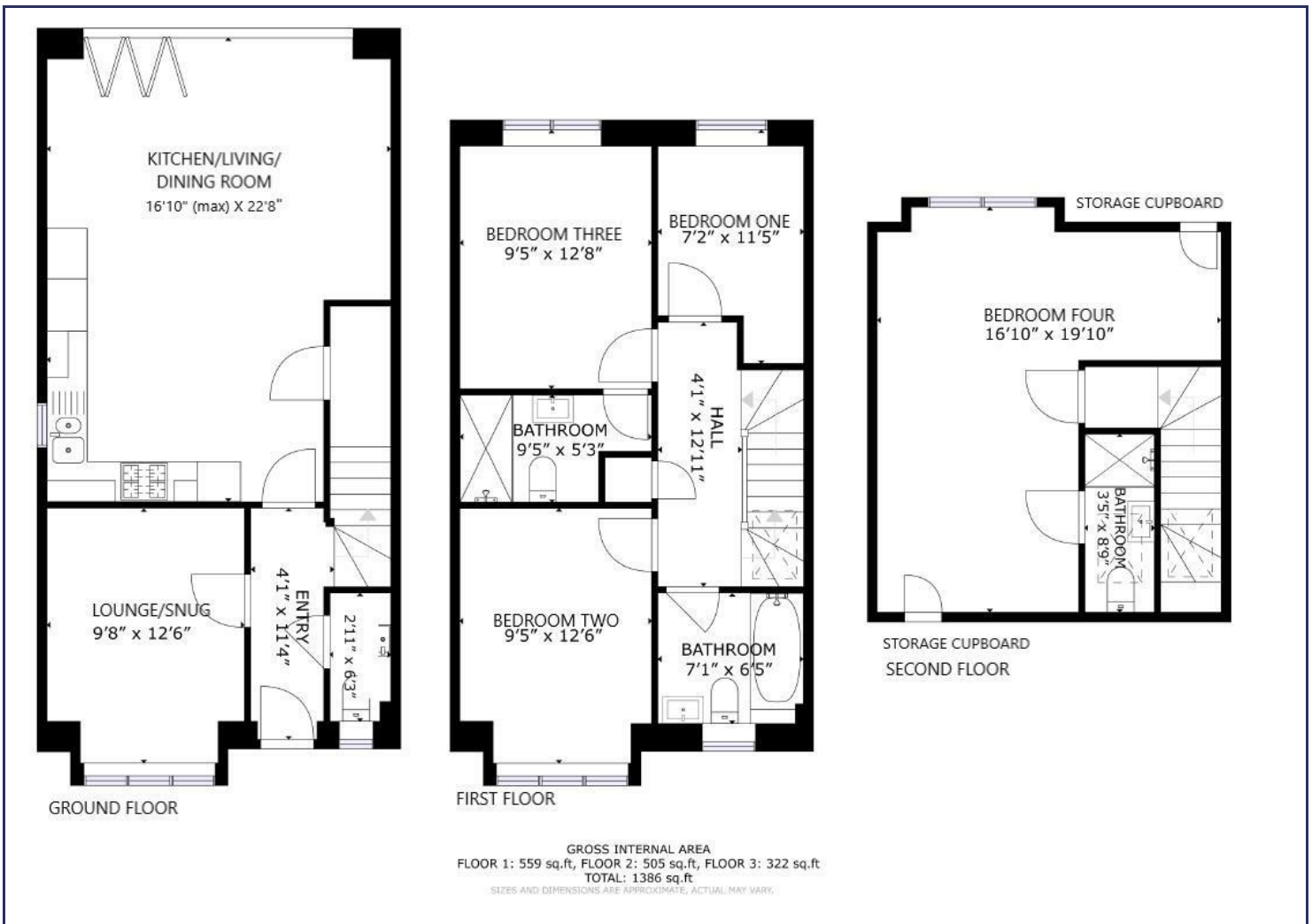
Good sized single garage with rear door access. Mix of rendered and brick finish. Block paved driveway. Garden will be soil with seed. East facing plot. Featheredge fencing.

Directions

From our office at 359 Caerphilly Rd, head north on Caerphilly Rd/A469 towards Ty-Wern Rd, turn right onto B4263, continue onto Castle St/B4600, turn right onto Ton-Y-Felin Rd/B4600, continue to follow B4600, at the roundabout, take the 3rd exit onto Bedwas Rd/A468, continue to follow B4600, turn left onto White Hart, turn left to stay on White Hart, turn right to stay on White Hart, destination will be on the right.







HARRIS & BIRT

Chartered Surveyors, Land and Estate Agents

Cowbridge

67 High Street, Cowbridge, CF71 7AF
01446 771777 sales@harrisbirt.co.uk

Cardiff

359 Caerphilly Road, Cardiff, CF14 4QF
02920 614411 lettings@harrisbirt.co.uk

harrisbirt.co.uk

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	

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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