

CAERPHILLY'S HOME FOR
STYLISH SALES
& LETTINGS

BRINSONS



SUMMERFIELD LANE
CAERPHILLY



ENTRANCE PORCH

LOUNGE

4.5 x 3.6 (14'9" x 11'9")

KITCHEN

3.0 x 2.3 (9'10" x 7'6")

DINING ROOM

3.0 x 3.1 (9'10" x 10'2")

SITTING ROOM

3.2 x 2.6 (10'5" x 8'6")

BEDROOM ONE

3.20 x 3.8 (10'5" x 12'5")

BEDROOM TWO

3.0 x 2.7 (9'10" x 8'10")

BEDROOM THREE

2.8 x 2.2 (9'2" x 7'2")

BATHROOM

2.3 x 1.7 (7'6" x 5'6")

LOFT ROOM

3.8 x 5.4 (12'5" x 17'8")

COUNCIL TAX

Caerphilly

Band: D

TENURE

Freehold

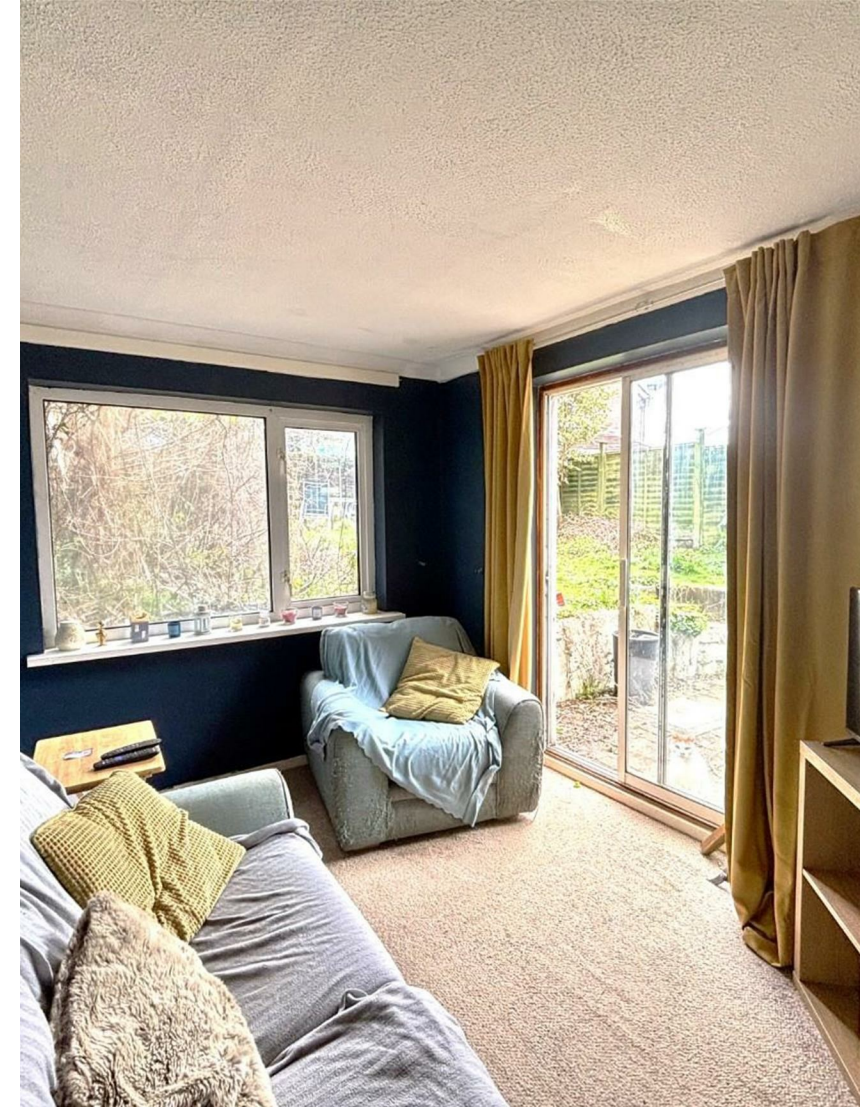
SCHOOL CATCHMENT

Welsh Medium Primary School : Y.G.G. Y CASTELL

Welsh Medium Secondary School : Y GWYNDY - YSGOL GYFUN
CWM RHYMNI

English Medium Primary School : TYNWERN PRIMARY

English Medium Secondary School : BEDWAS HIGH SCHOOL





SUMMERFIELD LANE

MACHEN, CF83 8RP - £250,000



3 Bedroom(s)

1 Bathroom(s)

1076.00 sq ft

Nestled in the sought-after location of Summerfield Lane, Machen, this charming semi-detached house offers a delightful blend of comfort and modern living. Spanning an impressive 1,076 square feet, the property boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for both relaxation and entertaining. The property features a well-appointed bathroom, ensuring convenience for all residents. Additionally, a converted loft room adds versatility to the living space, offering potential for a home office, playroom, or guest accommodation.

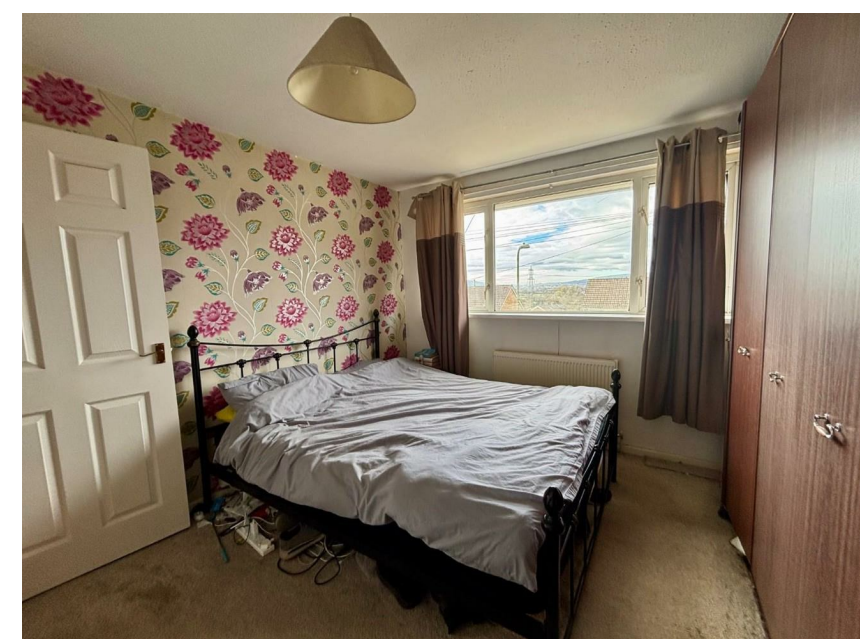
The exterior of the home is equally appealing, with parking available for two vehicles, a valuable asset in this desirable area. The semi-detached nature of the property allows for a sense of privacy while still being part of a friendly community.

One of the standout features of this home is the stunning views that can be enjoyed from various vantage points, enhancing the overall charm of the property. The quiet location further adds to its allure, providing a peaceful retreat from the hustle and bustle of everyday life.

This property is not just a house; it is a place where memories can be made. With its combination of space, location, and potential, it presents an excellent opportunity for those looking to settle in a tranquil yet vibrant community. Do not miss the chance to make this lovely home your own.

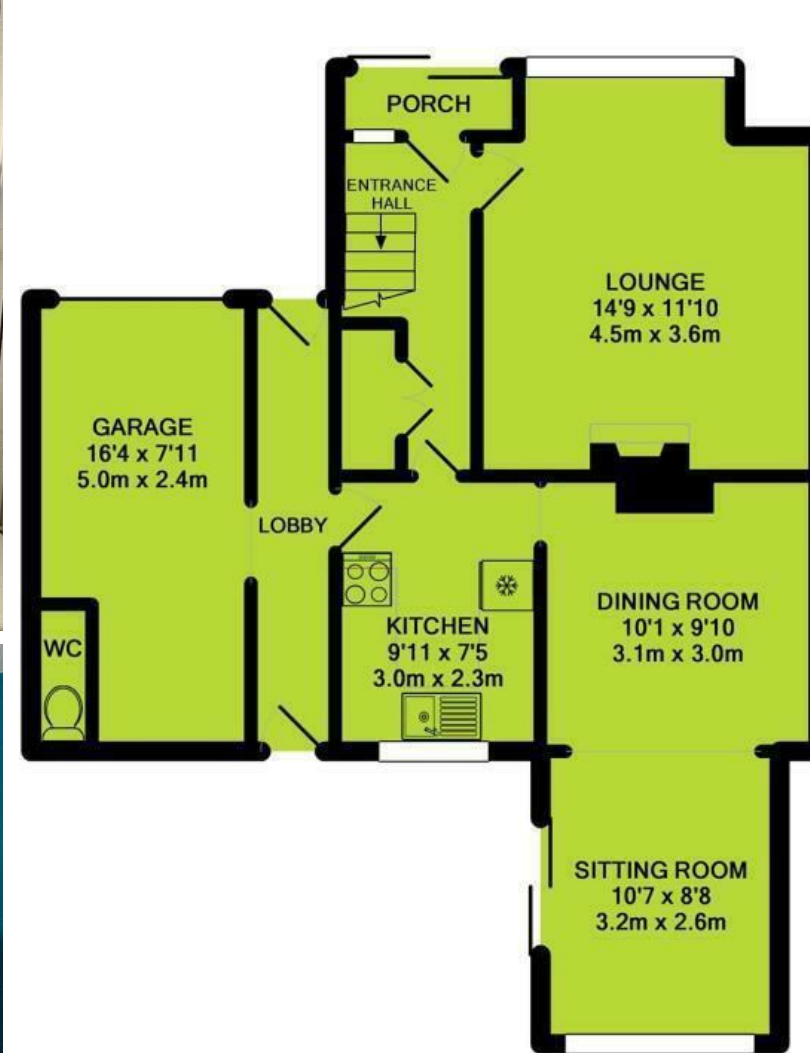
PROPERTY SPECIALIST

Nicholas Browne
nick.browne@brinsons.co.uk
02920 867711
Negotiator





Summerfield Lane, Machen



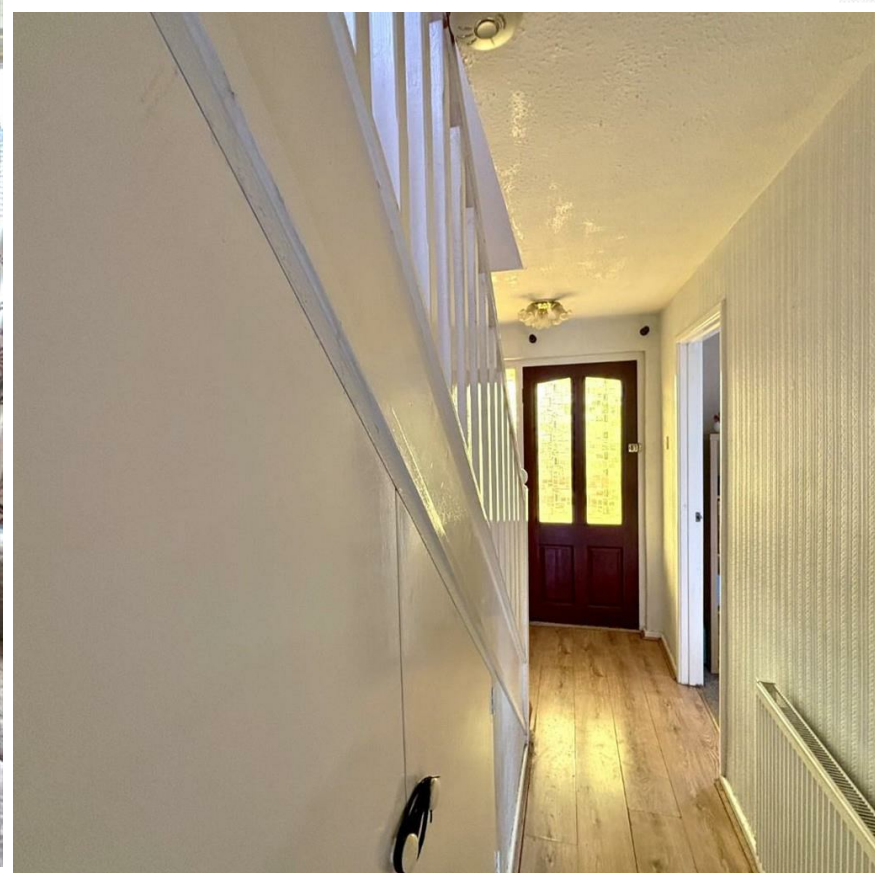
GROUND FLOOR
APPROX. FLOOR
AREA 690 SQ.FT.
(64.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 388 SQ.FT.
(36.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1077 SQ.FT. (100.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC