



14 Chatham Street, Caerphilly, CF83 8SH  
Price £290,000

BRINSONS



Brinson's are delighted to offer this beautiful three bedroom end of terrace property. Located in the heart of Machen Village, you will find No. 14, a stones throw from local amenities, including Machen School, Supermarkets, Doctors Surgery, Chemist, Post Office.

The current owner has been in residence for over 30 years and throughout this time has maintained the property to present a spacious and well maintained home. The roof and fascia boards underwent renovation in early 2020 and approximately 3 years ago new double glazed windows were fitted throughout which are Fensa certified.

This end of terrace property stands on a generous corner plot and is nestled in a quiet side street with level front side and back gardens with specimen topiary on display.

Outside you will find a large garage with up and over door, providing superb storage, with a driveway to accommodate two cars and a large garden shed. View over the local countryside, offering beautiful walks in the surrounding mountains of Machen and further afield.

Being sold with vacant possession and no onward chain, this really is a lovely family home with huge potential. Viewing highly recommended!!

Freehold

Council Tax - Band D

### **Front Entrance Hall**

The property has a well lit entrance hall with storage cupboard, containing gas and electric meters, carpeted flooring, stairs to the first floor and a door leading to the living room.

### **Dining Room 10'7" x 11'3" (3.24m x 3.44m)**

A spacious dining room which would comfortably fit a large family dining table. Half height wood paneling to the walls. Large window overlooking the front garden. Carpeted flooring. Radiator.

### **Kitchen 14'0" x 8'8" (4.28 x 2.65)**

The kitchen is a generous size with two windows overlooking the back lawn. The kitchen is fitted with a range of wall and base units, providing ample storage and space for appliances, including a built in oven, gas hob and extractor fan. There is a walk in store cupboard, giving further storage. Wood flooring and a large radiator. There is a stable door leading to the side and rear garden, which is mainly laid to lawn.

### **Lounge 10'9" x 18'2" (3.28 x 5.55)**

The dual aspect living room is flooded with natural light from both windows and a feature fireplace and oak surround makes an impressive focal point. Carpeted flooring and two radiators.

### **Landing**

On the first floor there is a landing leading to the three bedrooms and the family bathroom. There is a window overlooking the rear of the property, giving generous natural lighting onto the carpeted landing. Single radiator.

### **Bedroom One 10'7" x 10'2" (3.25 x 3.11)**

Generous double bedroom, overlooking far reaching views of Machen and surrounding countryside, with specimen topiary. Additional built in storage cupboard. Whitewashed floorboards. Large single radiator.

### **Bedroom Two 10'9" x 9'1" (3.28 x 2.78)**

Generous double bedroom overlooking far reaching views of Machen and surrounding countryside., with specimen topiary. Additional built in storage cupboard. Carpeted. Large single radiator.

### **Bedroom Three 7'11" x 8'10" (2.43 x 2.71)**

A spacious single bedroom overlooking the rear of the property. The bedroom has an additional built-in cupboard for storage, carpeted flooring, single radiator and loft access with pull down ladder. The large attic space is boarded throughout.

### **Bathroom 10'1" x 5'6" (3.09 x 1.69)**

Modern and fresh family bathroom, with two

windows overlooking the rear of the property. Fitted with a white suite comprising paneled shower bath and pedestal wash hand basin with WC. There is also a large storage/airing cupboard, offering ample storage which houses the modern combi boiler. Double radiator and tile effect flooring.

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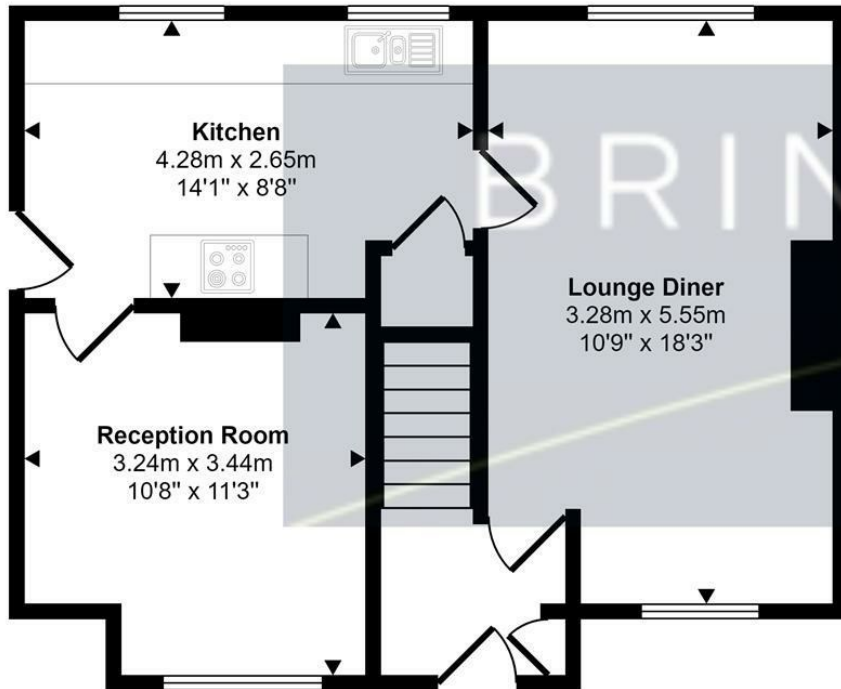




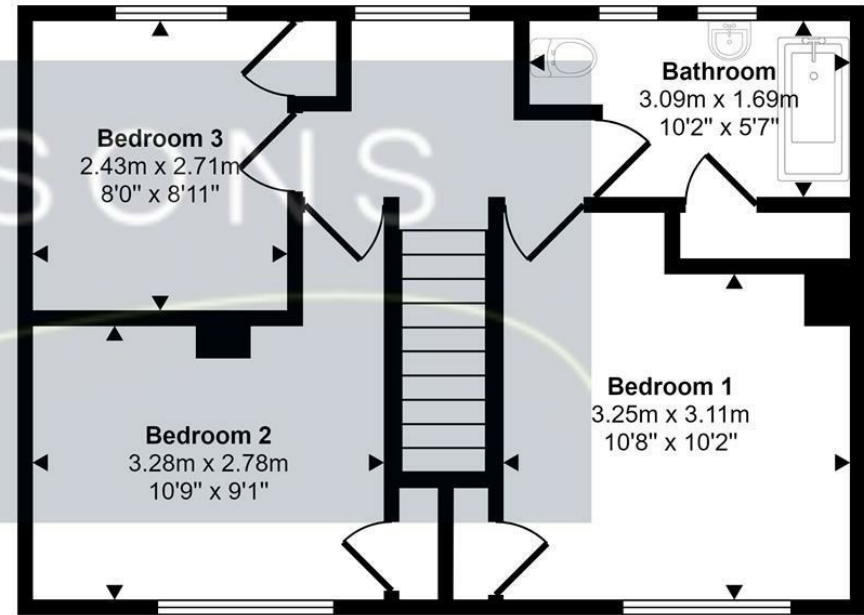




Approx Gross Internal Area  
89 sq m / 957 sq ft



Ground Floor  
Approx 46 sq m / 490 sq ft



First Floor  
Approx 43 sq m / 467 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>84</b>
(69-80) <b>C</b>		<b>66</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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