



# Machen Place

| | Riverside | CF11 6EQ

*Hern and Crabtree*



# MACHEN PLACE

Offers In Excess Of £275,000



## Shower room 6'8" x 6'5"

A three piece suite comprising: fitted shower cubicle with electric shower, wash hand basin and WC. Walls are tiled. Heated towel radiator. Double glazed window to the side elevation. Extractor. Tiled flooring.

## Outside front

To the front of the property is an enclosed fore court with pedestrian access.

## Outside rear

The rear garden is of good size and offers rear lane access. Enclosed. Two outbuildings.

Situated in a very popular location in Riverside, this is a fantastic opportunity to acquire a substantial bay fronted family home with no onward chain.

The property is situated within easy reach of many amenities and for commuters to the city centre, this is a perfect spot!

The accommodation in brief comprises: Hall, lounge, dining room, sitting room, kitchen, landing, four bedrooms and bathroom. There is an enclosed rear garden with rear lane access.

## Reception Hall

UPVC double glazed panelled front door to the hall. Panelled radiator. Staircase rising to the first floor with newel posts and spindles. Central heating thermostat control. Doors giving access to the lounge, dining room and kitchen.

## Lounge

13'1" x 11'10" max  
Double glazed bay window to the front elevation. Wood effect laminate flooring. Wall mounted coal effect gas fire. Radiator. Power points.

## Sitting room

11'10" x 9'11" max  
Double glazed window to the rear elevation. Wood effect laminate flooring. Radiator. Shelving to alcove. Cupboard.

## Dining room

13'7" x 9'9"  
Two double glazed windows

to the side elevation. Wood effect laminate flooring. Radiator. Door to under stairs storage cupboard. Door to:

## Kitchen 9'9" x 5'2"

Matching wall and base units with wood effect doors and complementary black work surfaces over. Stainless steel sink drainer unit. Wall mounted gas central heating boiler. Space for cooker. Plumbing for washing machine. Space for under counter fridge. UPVC double glazed window to the rear elevation. Tiled splashbacks. Door to the side elevation giving access to the garden.

## Landing

A split level landing. Access to the loft space. Access to all bedrooms and bathrooms.

## Bedroom one 15'10" x 10'11"

Two double glazed windows to the front elevation. Radiator. Wood effect laminate flooring.

## Bedroom two 11'10" x 10'4" max

Double glazed window to the rear elevation. Wood effect laminate flooring. Radiator. Door to built in wardrobe.

## Bedroom three 9'11" x 6'4"

Double glazed window to the rear elevation. Wood effect laminate flooring. Radiator.

## Bedroom four 7'1" x 6'10"

Double glazed window to the side elevation. Radiator. Wood effect laminate flooring. Built in wardrobe.

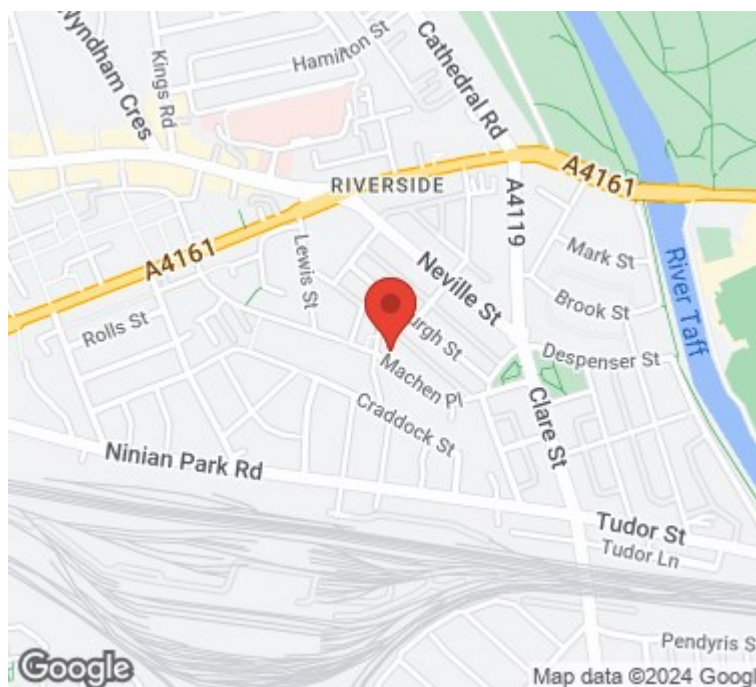
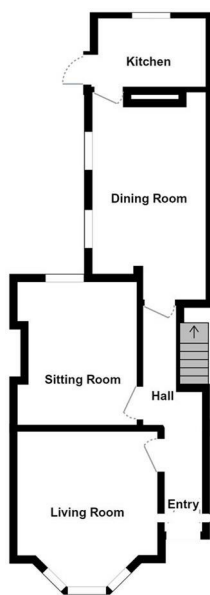




Call Hern & Crabtree to arrange a viewing on **02920 228135**

<https://www.hern-crabtree.co.uk>





### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>	<b>69</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		

England & Wales EU Directive 2002/91/EC



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.