

Machen Place

RIVERSIDE, CF11 6EQ

OFFERS IN EXCESS OF £275,000

Hern &
Crabtree



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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.

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.

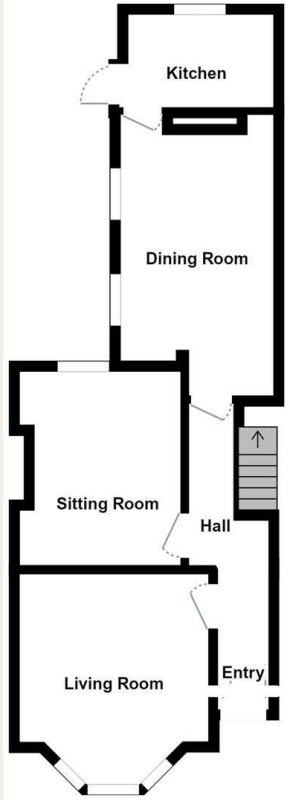
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valuations, or any related decisions. By pursuing the purchase, you confirm that you have read and understood the above information.



Good old-fashioned service with a modern way of thinking.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	69	
(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

