



*Church Street*  
MACHEN

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CARDIFF

VALE

CAERPHILLY

BRISTOL



Comments by Whitney Jenkins



**Property Specialist**  
Whitney Jenkins  
Sales Negotiator

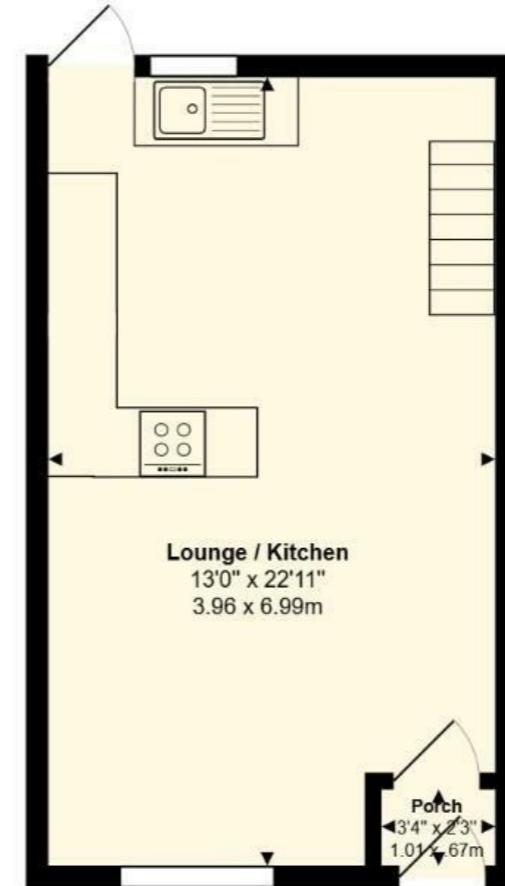
whitney.jenkins@brinsons.co.uk

*Beautiful two bedroom cottage in Machen,  
A must see!!*

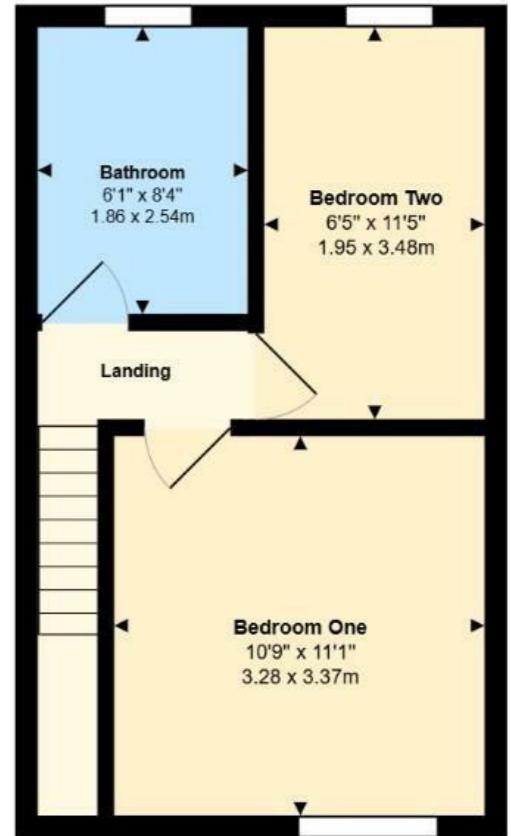
Comments by the Homeowner



## 8, Church Street, Machen, CF83 8PJ



**Lounge / Kitchen**  
13'0" x 22'11"  
3.96 x 6.99m



**Bedroom One**  
10'9" x 11'1"  
3.28 x 3.37m

**Bedroom Two**  
6'5" x 11'5"  
1.95 x 3.48m

Landing

Total Area: 597 ft<sup>2</sup> ... 55.4 m<sup>2</sup>

All measurements are approximate and for display purposes only



# Church Street

Machen, Machen, CF83 8PJ

Offers Invited

**£165,000**



2 Bedroom(s)



1 Bathroom(s)



597.00 sq ft



Contact our  
**Brinsons Caerphilly Branch**

029 20867711

Nestled in the charming village of Machen, this delightful two-bedroom cottage on Church Street offers a perfect blend of character and modern comfort. Built in 1890, the property has been thoughtfully updated, featuring a new boiler and a new roof, ensuring peace of mind for its future occupants.

Spanning 597 square feet, this cosy home boasts a welcoming reception room that invites relaxation and social gatherings. The beautiful flooring, sourced from the local church, adds a unique touch of history and warmth to the interior, enhancing the cottage's quaint appeal.

The two well-proportioned bedrooms provide ample space for rest and personalisation, making it an ideal retreat for individuals or small families. The bathroom is conveniently located, catering to the needs of modern living.

Set in a sought-after rural area, this cottage offers a tranquil lifestyle while still being within easy reach of local amenities. The picturesque surroundings of Machen provide a serene backdrop, perfect for those who appreciate nature and the charm of village life.

This property presents a wonderful opportunity for anyone looking to embrace the idyllic countryside while enjoying the comforts of a well-maintained home. Whether you are a first-time buyer or seeking a peaceful retreat, this cottage is sure to capture your heart.

Freehold

EPC - C

Council Tax band - C



**Lounge/ Kitchen 12'11" x 13'1" (3.96 x 3.99)**

**Bedroom One 10'9" x 11'0" (3.28 x 3.37)**

**Bedroom Two 6'4" x 11'5" (1.95 x 3.48)**

**Bathroom 6'1" x 8'3" (1.86 x 2.54)**

**Tenure**

Freehold

**Council tax**

Band - C

**School Catchments**

Welsh Medium Primary School : Y.G.G. Y CASTELL  
Welsh Medium Secondary School : Y Gwyndy - YSGOL GYFUN CWM  
RHYNMI

English Medium Primary School : MACHEN PRIMARY  
English Medium Secondary School : BEDWAS HIGH SCHOOL





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B		
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(11-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

