



BRINSONS



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Cae Bach House Cae Bach, Machen, CF83 8NG
Offers Around £520,000

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What a unique opportunity! This extended detached cottage in large south facing gardens to around 1/4 acre. The generous accommodation includes 4 double bedrooms, one of which is on the ground floor with an en-suite shower room and 3 spacious reception rooms. There is a large 'L' shaped kitchen/breakfast room with an extensive range of units and will include a cooking range and integrated appliances. There is a five piece bathroom on the first floor and a railed south facing balcony. On the ground floor is a cloaks/utility, a boiler room and front and rear porches.

Double gates lead onto a multi vehicle parking area and a double garage. There is also outhouses with power. Secluded, end of cul-de-sac location backing onto forestry walks.

We are informed that the property has been rewired, had replacement double glazed windows and patio doors and has an upgraded central heating system (oil) with a newly fitted storage tank.

The vendor has had favourable talks with the local authority regarding an additional bungalow in the grounds.

Machen is well placed for access onto the M4 around 5 miles away and is approx. 25 minutes drive from Cardiff City Centre. The Village has a good range of amenities including good primary schooling, sports and social clubs, a pub, convenience stores and take aways. There are riverside walks nearby. Highly recommended for viewing with no upper chain.

- Deceptively spacious detached cottage
- Ensuite shower room
- Well fitted kitchen/breakfast room
- Ample parking, double garage & outhouse
- No upper chain
- 4 double bedrooms (one on ground floor)
- 3 reception rooms
- Utility/cloaks
- Secure south facing plot with views
- EPC: F



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	34	66
	EU Directive 2002/91/EC	

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