

# BRINSONS

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Eastgate, Market Street, Caerphilly, CF83 1NX **Address**



## Church Street

, Machen, Caerphilly, CF83 8PJ

**Rental £650 pcm**  
2 bedroom Cottage available Now

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### Opening Times

Mon 09.00 - 17.30; Tues 09.00 - 17.30  
Wed 09.00 - 17.30; Thurs 09.00 - 17.30  
Fri 09.00 - 17.30; Sat 09.00 - 16.00; Sun Closed

- \* Unfurnished
- \* Traditional 2 bedroom cottage
- \* Open plan Sitting Room/Kitchen

## Situation

Excellent opportunity to let this recently refurbished two bedroom traditional stone fronted cottage in the heart of Machen village. The property retains many original features and offers open plan style living. Located close to local amenities, including convenience stores, a primary school and doctors a surgery. The Location provides great transport links to Caerphilly, Newport and surrounding areas. Council Tax band C.

## Accommodation

### 1. Porch

UPVC Stable door. Wood effect laminate floor. Inner glazed door to:

### 2. Living area

Double glazed window to front. Double glazed window and door to rear. Feature stone fire place and slate hearth. 2 radiators. Reclaimed wood flooring and exposed beamed ceiling.

### 3. Kitchen

Marble effect work surfaces with single bowl and mixer tap. Inset electric hob with oven beneath. 7 base cupboards, welsh drawer style wall unit. 'Tiba' slate floor to kitchen are...

### 4. Landing

Approached via carpeted stairs. Hatch to loft space. Doors to all first floor rooms.

- \* Gas Fired Central Heating
- \* Popular & Convenient Location

## 5. Bedroom One

Double glazed window to rear. Radiator. Carpet. Built in wardrobe and freestanding wardrobe.

## 6. Bedroom Two

Double glazed window to front with views over the village. Radiator. Carpet. Fitted shelved cupboard.

## 7. Bathroom

White suite comprising low level WC, pedestal wash hand basin and panelled bath with shower over. Tiled walls around bath. Radiator. Cupboard housing gas central heating boiler.

## 8. Gardens

Front garden with small paved patio area leading to lawned area.

## General Information

- Unfurnished. - Electric Oven and hob included are integrated - The landlord will not consider pets sorry. - Tenants will be responsible for paying council tax, gas, water & el...

All measurements are approximate.

## Further Information

The deposit required is £750

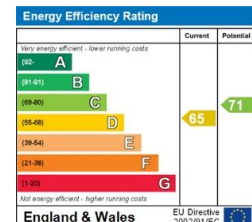
The landlord has requested to include There is a washing machine and fridge in situ, however the landlord will not be liable for repairs or replacement if they should to breakdown.

The landlord is willing to rent this home to Employed, Self Employed, Retired, Company

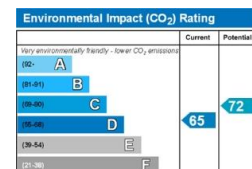
The landlord is willing to rent the property for a minimum of 6 Months and a maximum of 6 Months

## Energy Performance Certificates

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO2) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Creation Date: 02/07/2025

Property Ref: inst-4504

## IMPORTANT INFORMATION

For clarification, we wish to inform the prospective tenant that we have prepared these details as a general guide. The agent has not carried out a detailed survey nor tested the services, appliances, or specific fittings (unless otherwise stated), and no warranty can be given as to their condition. All room measurements are taken at floor level. We strongly recommend that all the information which we provide about the property is verified by yourself and your advisers. The contents of this publication are © Brinsons Residential Lettings & Management, 2025. Brinsons Residential Lettings & Management Registered in England and Wales No. 06030712