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CARDIFF

VALE

CAERPHILLY

BRISTOL

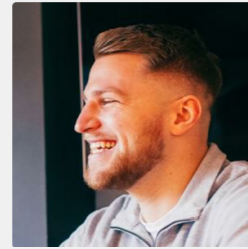
The Meadows

MACHEN



A beautifully presented family home blending modern comfort with rural charm, offering generous space for both relaxation and entertaining. Thoughtfully designed throughout, it perfectly suits contemporary family living. Set within a peaceful yet well-connected village location, it provides the best of both worlds. A home ready to move into and enjoy from day one.

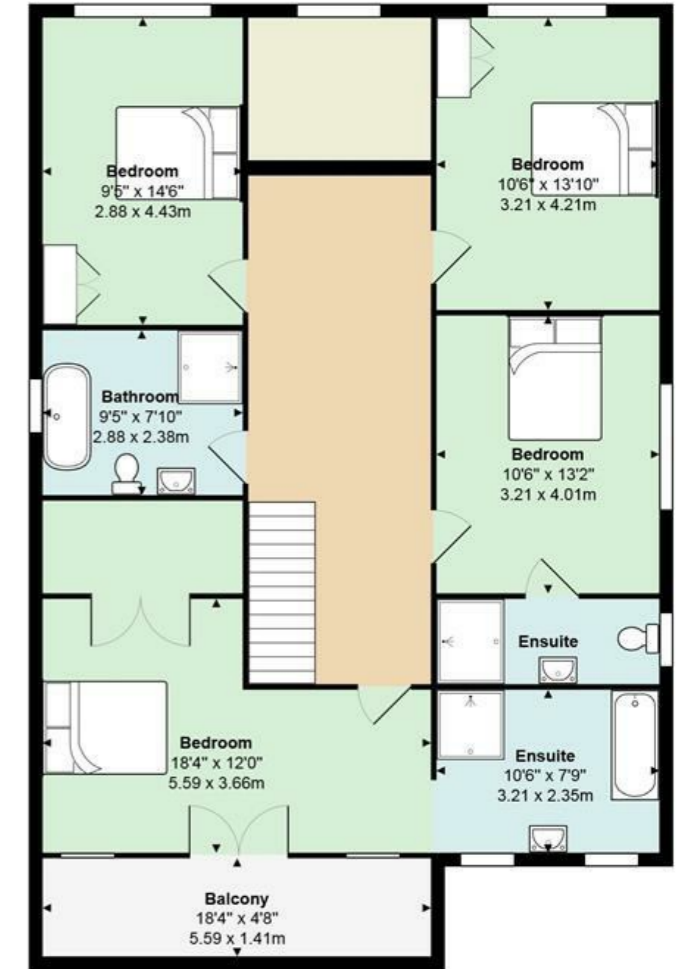
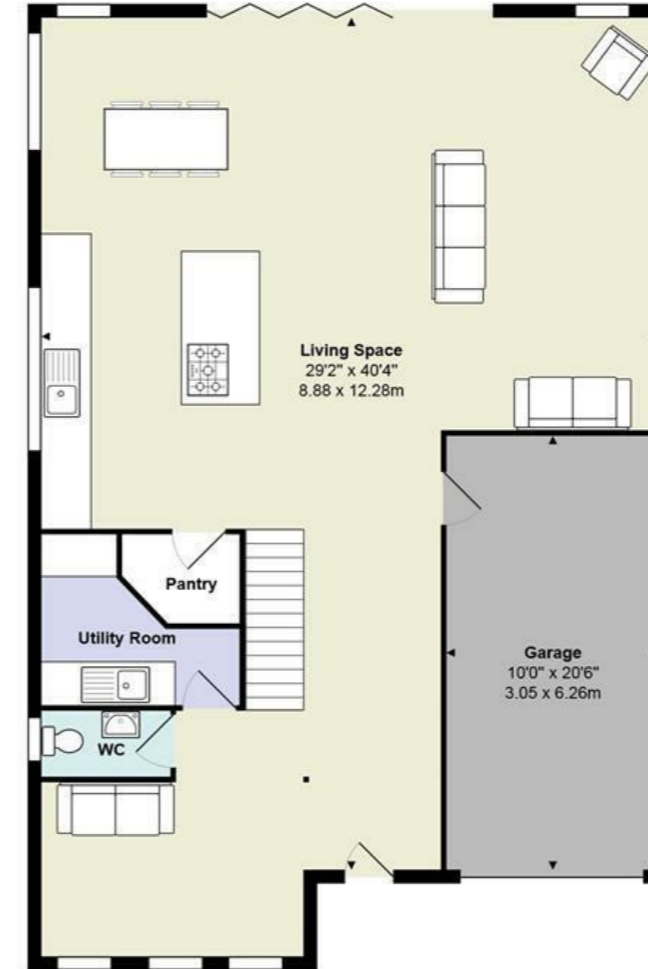
Comments by Mr Max Tustin



Property Specialist
Mr Max Tustin
 Sales Negotiator

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The Meadows, Waterloo, Machen



Total Area: 2467 ft² ... 229.2 m²

All measurements are approximate and for display purposes only

Comments by the Homeowner





The Meadows

Machen, Caerphilly, CF83 8PN

Asking Price

£550,000



4 Bedroom(s)



3 Bathroom(s)



2467.00 sq ft



Contact our
Llanishen Branch

02920 499680

JeffreyRoss are pleased to bring to the market the stunning 4 bedroom detached family home. Located in the semi rural village of Machen conveniently situated between Caerphilly, Cardiff and Newport this property provides excellent transport links for commuters yet provides a rural feeling. The property provides modern open plan living accommodation throughout and perfect for social family living. Presented and finished to a high standard throughout In brief the property comprises open plan kitchen and living space, utility room, ground floor wc and pantry. Integral Garage. To the first floor;- Master bedroom with balcony and walk in wardrobe with ensuite bath/shower room, bedroom 2 with ensuite shower room, 3 further well proportioned double bedrooms and family bathroom. Low maintenance and well maintained enclosed rear garden mostly with artificial grass and block paving.



Open Plan Kitchen Living Space 29'2 x 40'4 (8.89m x 12.29m)

Utility Room

Downstairs WC

Garage 10'0" x 20'6" (3.05 x 6.26)

Landing

Master Bedroom 18'4 x 12'0 (5.59m x 3.66m)

Ensuite Bath/Shower Room 10'6" x 7'9" (3.20m x 2.36m)

Bedroom 2 10'6 x 13'2 (3.20m x 4.01m)

Ensuite Shower Room

Bedroom 3 32'9"19'8" x 42'7"6'6" (10'6 x 13'2)

Bedroom 4 32'9"19'8" x 42'7"32'9" (10'6 x 13'10)

Family Bathroom 9'5" x 7'9" (2.88 x 2.38)

Tenure
We are informed by our client that the property is Freehold, this is to be confirmed by your legal advisor.

Council Tax
Band F

School catchment
Welsh Medium Primary School : Y.G.G. CAERFFILI

Welsh Medium Secondary School : Y GWYNDY - YSGOL GYFUN CWM RHYMNI
English Medium Primary School : RHYDRI PRIMARY

English Medium Secondary School : ST. MARTINS COMPREHENSIVE SCHOOL





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B		86	
(69-80) C			
(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	

