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CARDIFF

VALE

CAERPHILLY

BRISTOL



The Meadows

WATERLOO



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



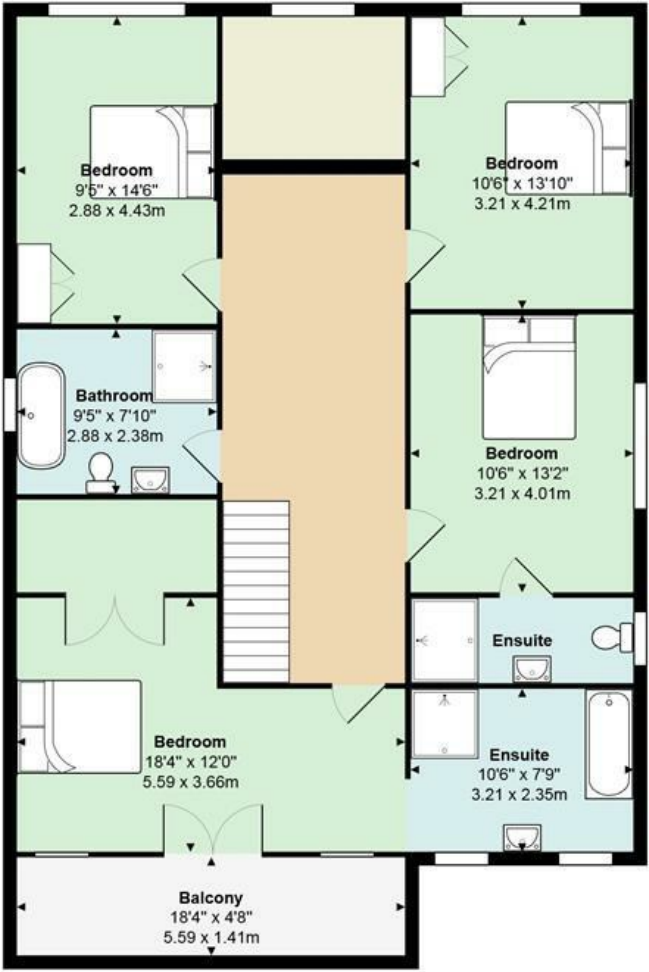
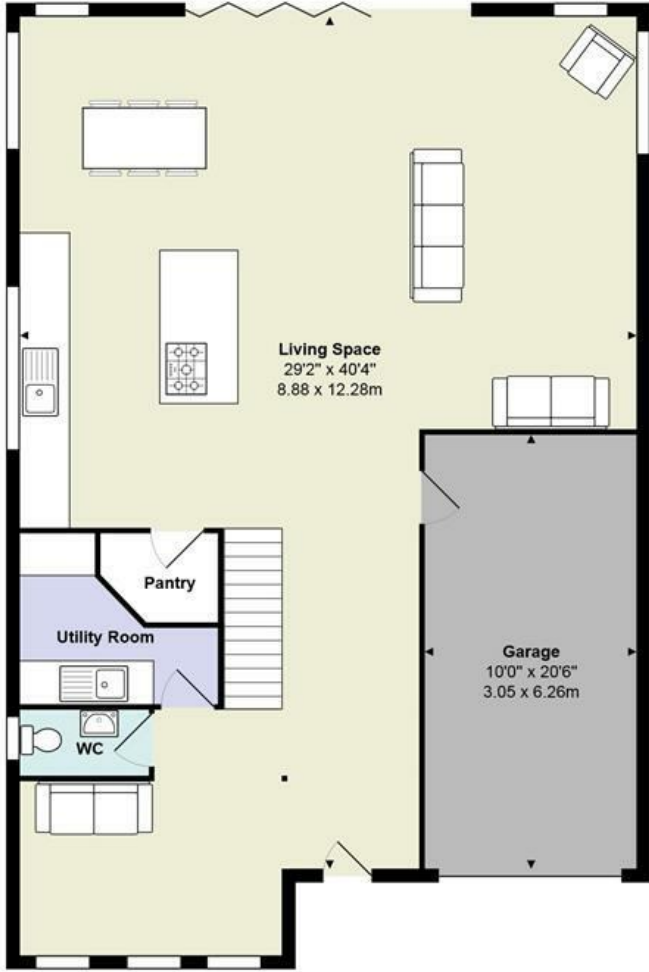
Property Specialist
Mr Max Tustin
Sales Negotiator

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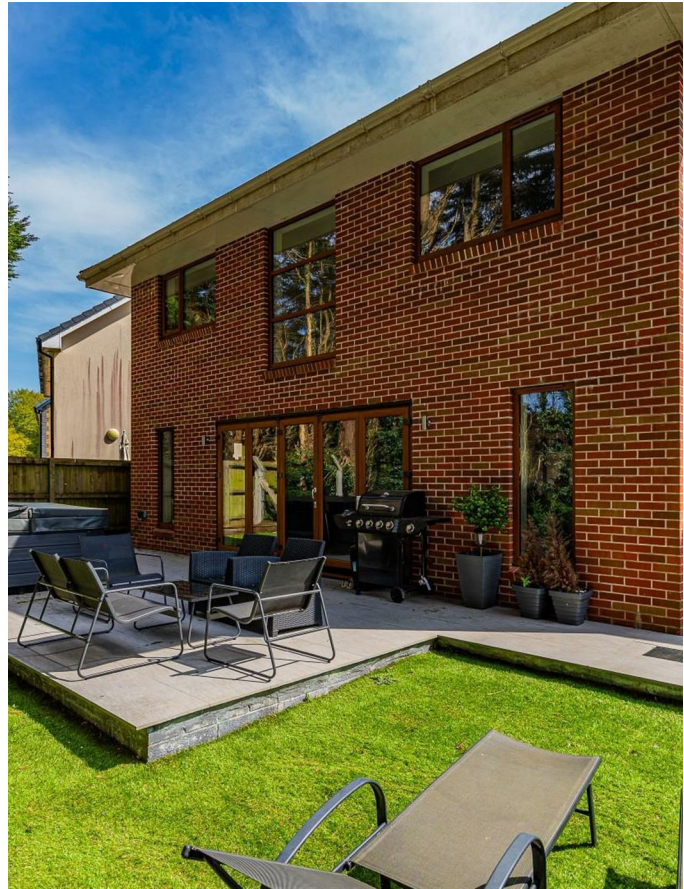
Comments by the Homeowner

The Meadows, Waterloo, Machen



Total Area: 2467 ft² ... 229.2 m²

All measurements are approximate and for display purposes only



The Meadows

Waterloo, Caerphilly, CF83 8PN

Asking Price

£550,000



4 Bedroom(s)



3 Bathroom(s)



2467.00 sq ft



Contact our
Llanishen Branch
02920 499680

Jeffrey Ross are delighted to present to the market this exceptional four-bedroom detached residence, set within the highly sought-after semi-rural village of Machen. Perfectly positioned between Caerphilly, Cardiff and Newport, the property effortlessly combines superb commuter links with the tranquillity and charm of countryside living.

Designed with modern family living and entertaining in mind, this beautifully appointed home offers luxurious open-plan accommodation finished to an impeccable standard throughout.

The ground floor briefly comprises an impressive open-plan kitchen, dining and living space forming the heart of the home, complemented by a separate utility room, pantry, guest WC and integral garage. Expansive living areas and high-quality finishes create a wonderful sense of space, light and sophistication throughout.

To the first floor, the stunning principal suite benefits from a private balcony, walk-in wardrobe and a beautifully appointed ensuite bath and shower room. A generous second bedroom also enjoys the luxury of an ensuite shower room, while three further spacious double bedrooms are served by an elegant family bathroom.

Externally, the property continues to impress with a beautifully maintained, low-maintenance enclosed rear garden, thoughtfully landscaped with artificial lawn and stylish block paving, creating the perfect setting for outdoor dining, entertaining and family enjoyment.

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Open Plan Kitchen Living Space 29'2 x 40'4 (8.89m x 12.29m)	Bedroom 4 32'9"19'8" x 42'7"32'9" (10'6 x 13'10)
Utility Room	Family Bathroom 9'5" x 7'9" (2.88 x 2.38)
Downstairs WC	Tenure
Garage 10'0" x 20'6" (3.05 x 6.26)	We are informed by our client that the property is Freehold, this is to be confirmed by your legal advisor.
Landing	Council Tax
Master Bedroom 18'4 x 12'0 (5.59m x 3.66m)	Band F
Ensuite Bath/Shower Room 10'6" x 7'9" (3.20m x 2.36m)	School catchment
Bedroom 2 10'6 x 13'2 (3.20m x 4.01m)	Welsh Medium Primary School : Y.G.G. CAERFFILI
Ensuite Shower Room	Welsh Medium Secondary School : Y GWYNIDY - YSGOL GYFUN CWM RHYMINI
Bedroom 3 32'9"19'8" x 42'7"6'6" (10'6 x 13'2)	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	

