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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

max@jeffreygross.co.uk

The Meadows, Waterloo, Machen

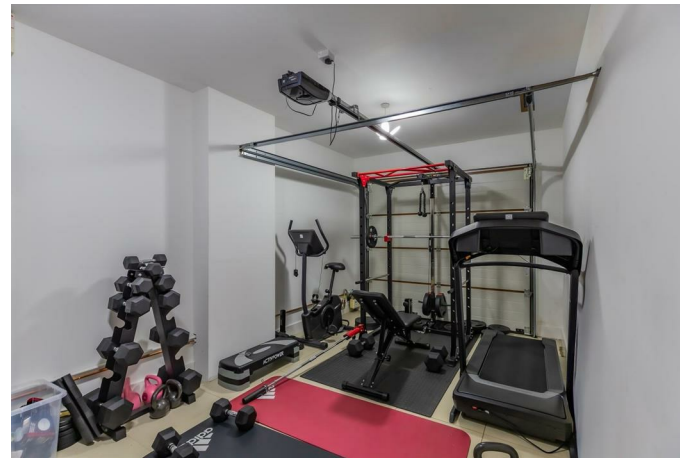


Total Area: 2467 ft² ... 229.2 m²

All measurements are approximate and for display purposes only

Comments by the Homeowner





The Meadows

Machen, Caerphilly, CF83 8PN

Asking Price

£550,000



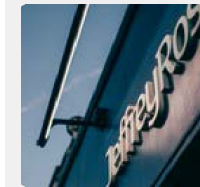
4 Bedroom(s)



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.

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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 We are informed by our client that the property is Freehold, this is to be confirmed by your legal advisor.
Garage 10'0" x 20'6" (3.05 x 6.26)	Council Tax Band F
Landing	School catchment Welsh Medium Primary School : Y.G.G. CAERFFILI Welsh Medium Secondary School : Y GWYNIDY - YSGOL GYFUN CWM RHYMINI English Medium Primary School : RHYDRI PRIMARY English Medium Secondary School : ST. MARTINS COMPREHENSIVE SCHOOL
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)	





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

