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CARDIFF

VALE

CAERPHILLY

BRISTOL

MACHEN



*This is an incredible property, which is packed full of character and period features. The home is beautifully presented within a beautiful location. With gated, driveway parking, a garage, a lovely established garden that wraps around the whole property, perfect for families with children. This is a property not to be missed. the additional garden room has power and could easily be used as a home office or home gym.. Call the office on 02920 499680, and book your viewing today!*

Comments by Mr Ollie Vincent

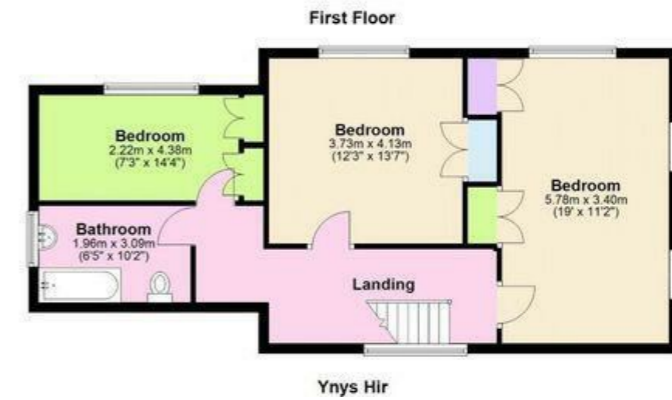
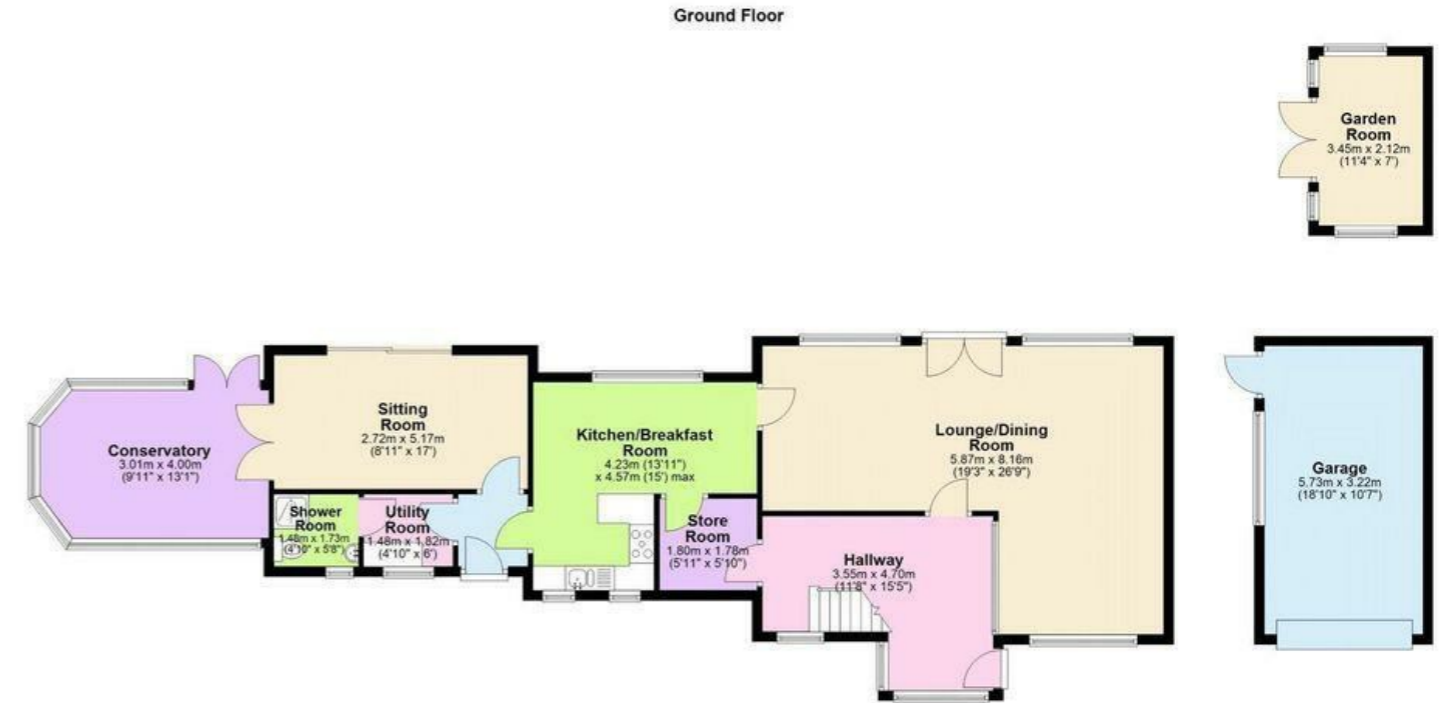


**Property Specialist**

**Mr Ollie Vincent**

Senior valuer

ollie.vincent@jeffreygross.co.uk



*a perfect location for families and children to grow up with the freedom to play outdoors and enjoy active lives out in the fresh air - whilst also still being close to Newport and Cardiff. The local area is fantastic for exploring, walking and hiking.. we are sure whoever comes next will love it as much as we have!*

Comments by the Homeowner





## Machen, Lower Machen, NP10 8GU

Asking Price

**£600,000**



3 Bedroom(s)



2 Bathroom(s)



1850.00 sq ft



Contact our  
**Brinsons Caerphilly Branch**

029 20867711

Located in the picturesque hamlet of Lower Machen, Newport, this remarkable detached house offers a unique opportunity for those seeking a blend of modern living and classic charm. Spanning an impressive 1,850 square feet, this property is designed to cater to the needs of a growing family.

The property has been very well looked after for the duration of ownership.

As you step inside, you are welcomed by a spacious hallway adorned with a double glazed entrance door and windows that invite an abundance of natural light. The wood block flooring contributes to the sophisticated atmosphere. The inner hall leads to a well-appointed kitchen breakfast-room, recently fitted with stylish wall and base units, a five-ring electric hob, and a double Neff stainless steel oven. This delightful space is further enhanced by stunning views of the surrounding countryside.

This lovely extended house features two inviting reception rooms and a conservatory, providing ample space for entertaining guests or enjoying quiet family evenings. With three generously sized bedrooms and family bathroom, there is plenty of room for everyone to enjoy their own privacy. Additionally, a utility room and a downstairs shower room add to the convenience of daily living.

The beautiful gardens and large plot is a standout feature, offering a rare opportunity in this charming conservation area. The property also includes parking for two vehicles, ensuring ease for both residents and visitors.

Full planning permission was granted to build on the end plot of the garden.

Lower Machen is renowned for its excellent school catchment and provides superb access to Newport, Cardiff, and beyond, making it an ideal location for families and commuters alike. With no onward chain, this property is ready for you to make it your own. Do not miss the chance to acquire this outstanding home in a highly sought-after area.

Call the office and book your viewing today.



Hallway 11'7" x 15'5" (3.55 x 4.70)

Bedroom 12'2" x 13'6" (3.73 x 4.13)

Store Room 5'10" x 5'10" (1.80 x 1.78)

Bedroom 7'3" x 14'4" (2.22 x 4.38)

Kitchen / Breakfast Room 13'10" x (4.23 x 4.57)

Bathroom 6'5" x 10'1" (1.96 x 3.09)

Lounge / Dining Room 19'3" x 26'9" (5.87 x 8.16)

Garage 18'9" x 10'6" (5.73 x 3.22)

Sitting Room / Sun Room 8'11" x 16'11" (2.72 x 5.17)

Garden Room / Home Office / Gym 11'3" x 6'11" (3.45 x 2.12)

#### Council Tax

Band G

#### Tenure

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

Utility Room 4'10" x 5'11" (1.48 x 1.82)

Shower Room 4'10" x 5'8" (1.48 x 1.73)

Conservatory 9'10" x 13'1" (3.01 x 4.00)

#### School Catchment

English medium primary for admission from July 2023 onwards is Name: Pentrepoeth Primary  
English medium secondary school: Bassaleg School  
English-medium secondary effective from 2021 is name: Bassaleg School  
Welsh-medium primary effective from 2021 is School: Ysgol Gymraeg Nant Gwenlli  
Welsh-medium secondary is Name: Ysgol Gyfun Gwent Is Coed, Newport

to the first floor

Landing

Bedroom 18'11" x 11'1" (5.78 x 3.40)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			75
(55-68) D			
(39-54) E			
(21-38) F		31	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

