

[www.jeffreygross.co.uk](http://www.jeffreygross.co.uk)

CARDIFF

VALE

CAERPHILLY

BRISTOL



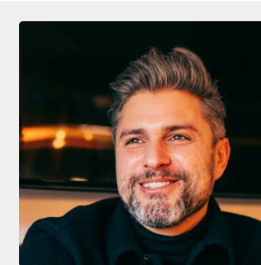
*Lower Machen*

DRAETHEN



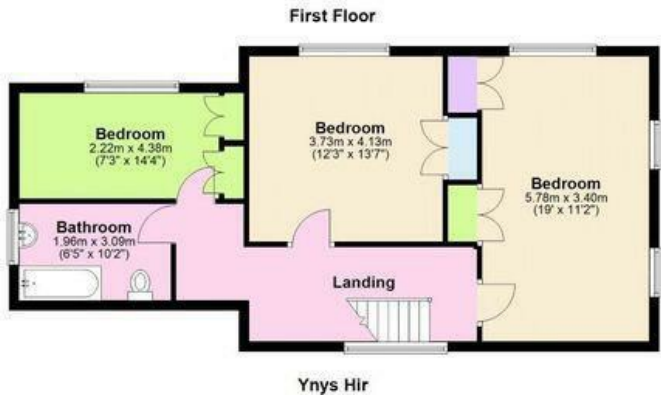
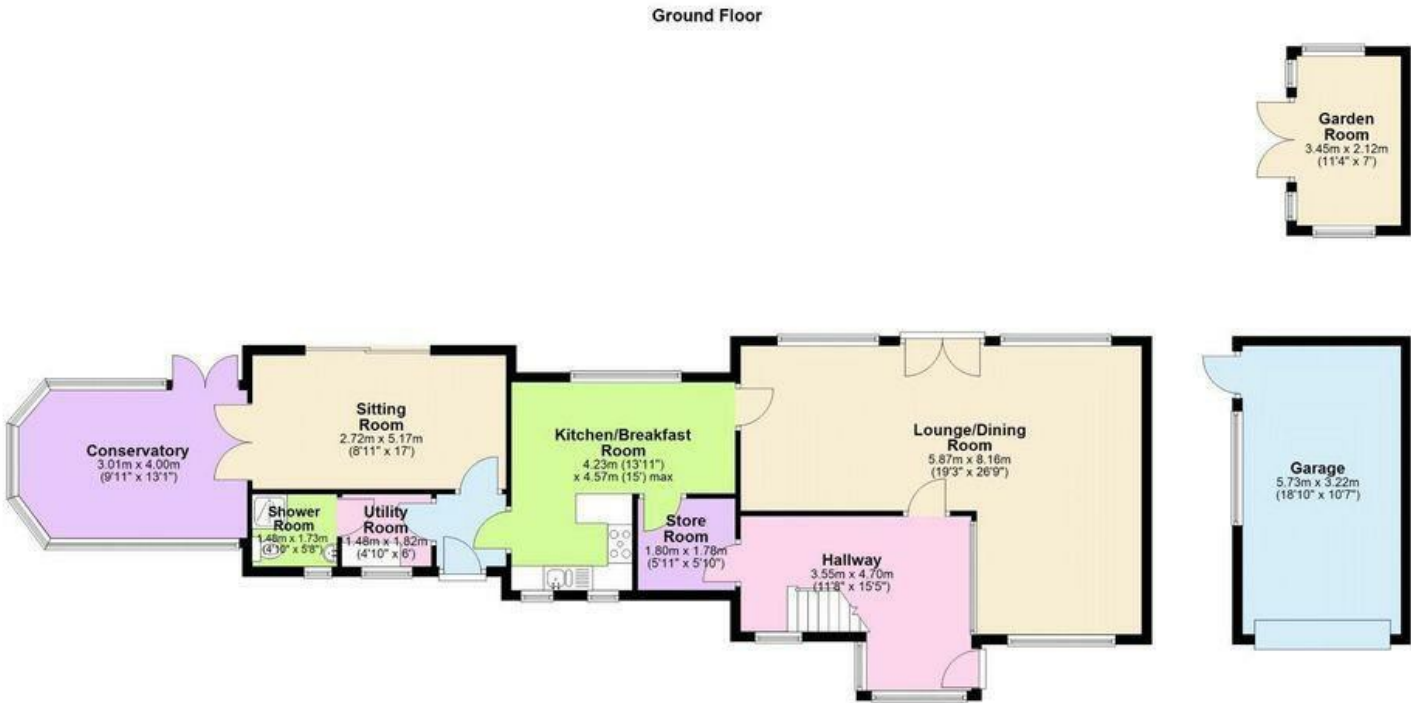
*This is an incredible property, which is packed full of character and period features. The home is beautifully presented within a beautiful location. With gated, driveway parking, a garage, a lovely established garden that wraps around the whole property, perfect for families with children. This is 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](mailto: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





# Lower Machen

*Draethen, Machen, NP10 8GU*

Asking Price

£500,000



3 Bedroom(s)



2 Bathroom(s)



1850.00 sq ft



Contact our  
***Brinsons Caerphilly Branch***  
029 20867711

A Beautifully Presented Detached Family Home with Exceptional Gardens and Development Potential

Situated in the picturesque and highly sought-after hamlet of Lower Machen, Ynys Hir, this impressive detached family home offers a wonderful combination of character, modern comfort and exceptional outdoor space.

Extending to approximately 1,850 sq ft, the property has been exceptionally well maintained by the current owners and provides generous and versatile accommodation, perfectly suited to modern family living.

A welcoming reception hall sets the tone, featuring attractive wood-block flooring, a double-glazed entrance door and windows that fill the space with an abundance of natural light.

At the heart of the home is the recently fitted kitchen/breakfast room, beautifully appointed with a range of stylish wall and base units, a five-ring electric hob and twin Neff stainless-steel ovens. Enjoying stunning views across the surrounding countryside, this impressive room provides an ideal space for both everyday family life and entertaining.

The property further benefits from two generous reception rooms and a conservatory, offering excellent flexibility for families, home working or entertaining. There are three well-proportioned bedrooms, together with a family bathroom, useful utility room and a convenient downstairs shower room.

Externally, the property is complemented by beautifully established gardens, set within a substantial plot and providing an enviable degree of privacy, space and tranquillity. The generous grounds are undoubtedly one of the property's standout features, creating an idyllic setting for outdoor entertaining and family enjoyment, while being particularly rare to find within such a desirable conservation area.



|                                                      |                                                                                                                                                                                                                                                                                                                                                                                                   |
|------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 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)                                                                                                                                                                                                                                                                                                                                       |
| Utility Room 4'10" x 5'11" (1.48 x 1.82)             | Council Tax<br>Band G                                                                                                                                                                                                                                                                                                                                                                             |
| Shower Room 4'10" x 5'8" (1.48 x 1.73)               | Tenure<br>We are informed by our client that the property is Freehold, this is to be confirmed by your legal advisor.                                                                                                                                                                                                                                                                             |
| Conservatory 9'10" x 13'1" (3.01 x 4.00)             | School Catchment<br>English medium primary for admission from July 2023 onwards is Name: Pentrepoeth Primary<br>English medium secondary school: Bassaleg School<br>English-medium secondary effective from 2021 is name: Bassaleg School<br>Welsh-medium primary effective from 2021 is School: Ysgol Gymraeg Nant Gwenlli<br>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)                 |                                                                                                                                                                                                                                                                                                                                                                                                   |







