

Commercial Road

MACHEN, CAERPHILLY, CF83 8NB

GUIDE PRICE £255,000

Hern &
Crabtree



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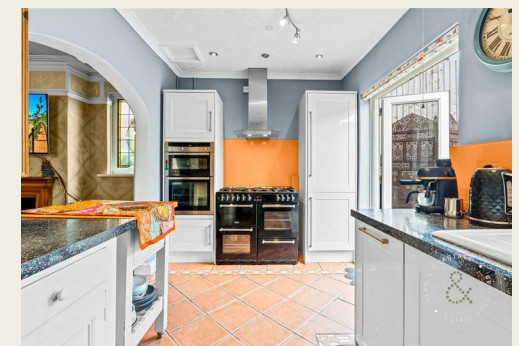
Placed between Rudry and Draethen in the sought-after village of Machen lies Ty Newydd, a deceptively spacious two-bedroom detached home full of charm and original features.

Set in a semi-rural spot with mountain views, this characterful property is within a short walk of local shops, doctor's surgery, pharmacy, library, schools, and a private nursery. Inside, the home offers generous living space with two reception rooms—one featuring an original open fireplace and the other a log burner—alongside a country-style kitchen with pantry, and a stylish bathroom upstairs.

The property has huge potential and is offered at a realistic price to reflect the need for some updating. There's a large attic space which could be converted (subject to planning), and a storage room under the stairs that could be adapted into a downstairs WC.

Further features include UPVC double glazing, new radiators, and plantation shutters and blinds throughout. Outside is a recently built garden shed. Though there is no off-road parking, there is a public space directly opposite the house used by residents, and the owners also rent a garage nearby ideal for bikes.

Perfect for those looking to add value or settle in a peaceful yet well-connected location, Ty Newydd offers the best of village life within easy reach of Cardiff, Caerphilly and Newport.



1153.00 sq ft

Porch

Enter via a smart double-glazed composite door to the side, leading into a bright entrance hall with tiled flooring and exposed brickwork.

Hallway

Double-glazed windows to the front and side, including an obscure glazed window above the door, fill the space with natural light. The hall also features a period cast iron radiator, traditional toggle light switches, coved ceiling, dado rail, and stained glass doors opening into the reception rooms.

Lounge

A bay-fronted lounge with traditional single-glazed wooden windows fitted with plantation shutters and a stained glass fanlight above. This elegant room is complete with coved ceilings, ceiling rose, and a beautiful working cast iron fireplace adorned with decorative tiling and a wooden surround. Radiator.

Sitting Room / Diner

Accessed via stained glass internal doors, this versatile second reception space offers a cosy yet refined atmosphere. Features include a double-glazed stained glass side window, a wood-burning cast iron stove set into the chimney breast, coved ceiling, picture rail, radiator, and a charming built-in Welsh dresser with glassware cabinet.

Kitchen

Flowing through an archway from the sitting room/diner, the kitchen has been smartly fitted with a range of wall and base units and wood-effect worktops. There is space for a gas range cooker with a glass splashback and cooker hood, built-in Neff double oven and grill, integrated slimline dishwasher, and a ceramic one-and-a-half bowl sink with drainer. Double-glazed window to the rear, PVC French doors lead out to the garden, and tiled flooring runs underfoot. A vertical chrome radiator adds a modern touch.

Utility

Discreetly tucked behind bi-fold glazed wooden doors, the utility cupboard houses a modern Worcester gas boiler, plumbing for a washing machine, shelving, space for a tumble dryer, and a double-glazed obscure window to the side. Continuation of the tiled flooring.

First Floor

Stairs rise from the entrance hall via a dog-leg staircase with wooden handrail and spindles, leading to a galleried landing with coved ceiling, ceiling rose, and loft access hatch. A double-glazed obscure window provides natural light to the stairwell.

Bedroom One

A generous principal bedroom with double-glazed windows to the rear and side, picture rail, two sets of built-in wardrobes within alcoves, radiator, and a pull-down loft access hatch.

Bedroom Two

Set at the front of the house, this bright double bedroom includes a double-glazed window with fitted plantation shutters, curved ceiling detail, picture rail, radiator, and built-in sliding wardrobes.

Bathroom

A striking period-style bathroom featuring a freestanding slipper bath with claw feet, separate shower quadrant with plumbed-in shower, WC, wash basin, heated towel rail, tiled floors and walls. Double single-glazed traditional wood windows to the front, complemented by stained glass accents and recessed spotlights.

Outside

Front Garden

Elevated from the street behind a brick wall and hedgerow, the front garden features steps with a handrail, flowering shrubs, and a paved path to the front door. Gated side access leads through to the rear garden.

Rear Garden

A wonderful outside space with direct access from the kitchen via French doors to a decked sitting area, flagstone patio and side gate to the front. The garden continues upward via brick steps to a lawn framed by mature trees, shrubs and flower borders. A second patio provides a quiet retreat, alongside a timber-framed shed, a brick-built storage unit, and a glass greenhouse.

Outside W.C.

Just off the decking area, a handy outdoor toilet is fitted with

a WC, exterior light and traditional charm—ideal for garden entertaining.

Tenure

We have been informed that the property is freehold.







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

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Good old-fashioned service with a modern way of thinking.



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