



Four Winds Waterloo

Machen, Caerphilly, CF83 8NJ

Asking Price £550,000

HARRIS & BIRT



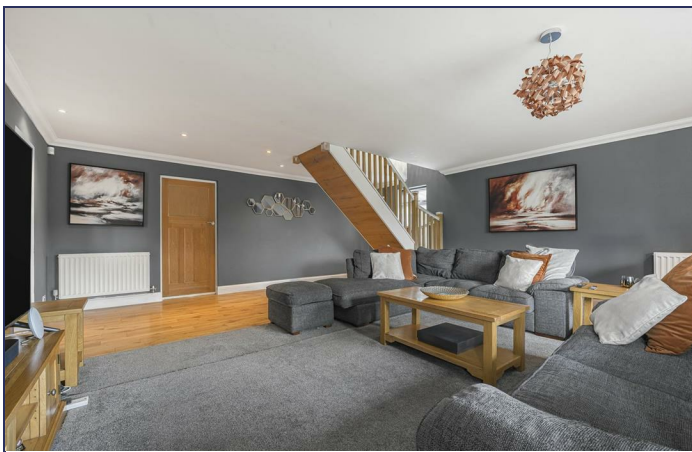
Positioned in the charming village of Machen, this stylish semi-detached bungalow offers a perfect blend of comfort and convenience. With no onward chain, this property presents an excellent opportunity for those looking to settle into a new home without delay.

The bungalow boasts a spacious family room, providing ample space for both relaxation and entertaining. These versatile areas can be tailored to suit your lifestyle, whether you envision a cosy family lounge or a formal dining space. The heart of the home is complemented by four well-proportioned bedrooms, ensuring that there is plenty of room for family, guests, or even a home office.

The property features an integral garage, off road parking with EV charger, garden room and a walk in loft space.

Situated in the picturesque location of Waterloo, you will enjoy the tranquillity of village life while still being within easy reach of local amenities and transport links. The surrounding area offers a wealth of outdoor activities, with beautiful countryside and parks nearby, perfect for leisurely walks or family outings.

This semi-detached bungalow is a rare find in a sought-after location, making it an ideal choice for anyone looking to create their dream home. With its generous living space and charming surroundings, this property is sure to attract interest. Do not miss the chance to view this lovely home and envision the possibilities it holds for you and your family.



Accommodation

Ground Floor

Entrance Porch 5'1 x 4'1 (1.55m x 1.24m)

Entered via a composite double glazed door with double glazed side windows, wood effect tiled floor, inset ceiling spot lights. UPVC double glazed doors to:

Hallway 9'5 x 14'7 (2.87m x 4.45m)

Wood effect tiled floor, high skirting boards, two pendant light fittings, coving, access hatch to loft space. Doors to:

Living Room / Bedroom Four 16'5 x 13'2 (5.00m x 4.01m)

Newly fitted carpet, skirting boards, two pendant light fittings, open fire with hearth and surround, coving, bi-folding doors to the front aspect.

Bedroom Three 10'11 x 15'5 (3.33m x 4.70m)

Wood block floor, skirting boards, built in wardrobes, pendant light fitting, UPVC double glazed window to the front aspect.

Kitchen 13'2 x 11'9 (4.01m x 3.58m)

Tiles floor, wall and base units, roll top work surface, tiled splash back, gas 'AGA', 1 1/2 stainless steel sink and draining board with mixer tap, space and plumbing for a dishwasher, space and plumbing for a washing machine, space and plumbing for an American style fridge/freezer, 'Hoover' electric oven, 'Baxi' combi boiler, coving and inset ceiling spot lights. Opening to:

Conservatory 12'4 x 15'6 (3.76m x 4.72m)

Continuation of tiled floor, UPVC double glazed windows to both sides and to the rear aspect, polycarbonate roof panels, UPVC double glazed French doors to the rear garden.

Bathroom 9'5 x 7'11 (2.87m x 2.41m)

Wood effect tiled floor, panelled bath with glass shower screen, overhead rainfall shower with addition shower attachment and central mixer tap, floating vanity wash hand basin, low level wc, wall cladding, inset ceiling spot lights, UPVC obscure double glazed windows to the rear aspect.

Inner Hallway

Wood flooring and steps leading to the family room and open to:

Office 11'1 x 11'9 (3.38m x 3.58m)

Fitted carpet, coving, pendant light fitting, UPVC double glazed window to the rear garden.

Family Room 19'8 x 25'8 (5.99m x 7.82m)

Partial wood floor and fitted carpet, skirting boards, coving, an array of inset ceiling spot lights, pendant light fitting and three pendant light fittings to the raised peninsula, bi-folding doors to the rear garden and UPVC double glazed French doors to the side, UPVC double glazed window to the side, spindle balustrade and newel post with fitted carpet leading to the first floor.

First Floor

Landing

Fitted carpet, skirting boards, pendant light fitting, 'Velux' skylight window with built in blind to the rear aspect. Doors leading to:

Bedroom One 13'9 x 17'8 (4.19m x 5.38m)

Fitted carpet, skirting boards, built in storage cupboard, pendant light fitting, UPVC double glazed French doors to a Juliette balcony and two 'Velux' skylight windows with built in blind to both sides.

Bedroom Two 19'4 x 7'10 (5.89m x 2.39m)

Fitted carpet, skirting boards, pendant light fitting, two

'Velux' skylight windows with built in blinds to the front aspect.

Loft Space

Door from the landing and steps up to a boarded loft space with two 'Velux' skylight windows to the front and rear aspects.

Outside

Garage 19'8 x 14'11 (5.99m x 4.55m)

Door and step down from the family room, UPVC double glazed window to the front aspect, up and over garage door access hatch to a loft space.

Front Garden

Brick wall and fenced boundaries, wooden gate, driveway providing off road parking for multiple vehicles, patio area, side border, pedestrian gate to the side leading to the rear garden.

Rear Garden

Brick and fenced boundaries, patio areas, lawned area, side access to the front, storage shed and covered garden room with 2 double glazed windows, base units with work top and pizza oven.

Services

Mains services throughout.

Directions

From our office head north on Caerphilly Road, at the roundabout, take the 3rd exit onto Ty-Glas Road/B4562, turn left to stay on Ty-Glas Road/B4562, at the roundabout, take the 2nd exit onto Station Road/B4562, at the roundabout, take the 1st exit onto Church Road, continue onto Rudry Road, turn right onto Llwyn Y Pia Road, turn left onto Rudry Road, turn left, turn left, turn right, turn slight right and follow road up and the property will be on the left.

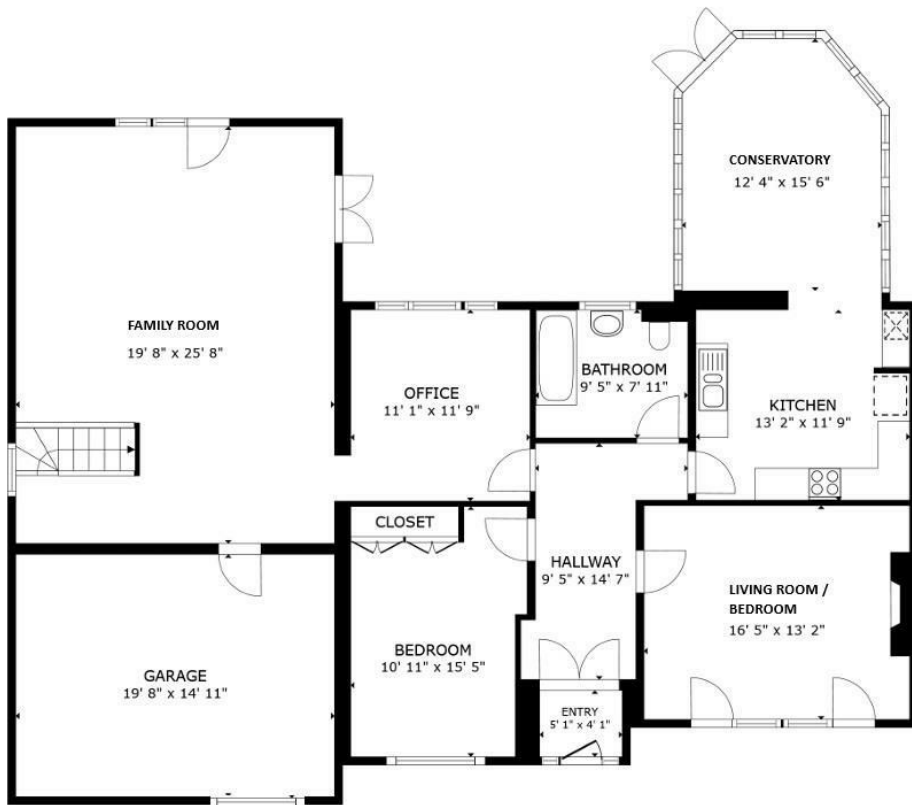




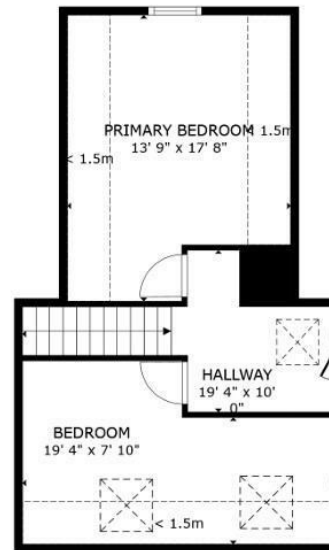
THE LEAK INN
ESTABLISHED 1850



OFFICIAL AND REFRESHING
Coca-Cola
50th Anniversary
Estrella
GUINNESS
Extra Stout



FLOOR 1



FLOOR 2

HARRIS & BIRT

GROSS INTERNAL AREA
 FLOOR 1 1,646 sq.ft. FLOOR 2 396 sq.ft.
 EXCLUDED AREAS : GARAGE 294 sq.ft. REDUCED HEADROOM 134 sq.ft.
 TOTAL : 2,042 sq.ft.
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



HARRIS & BIRT

Chartered Surveyors, Land and Estate Agents

Cowbridge

Cardiff

65 High Street, Cowbridge, CF71 7AF

359 Caerphilly Road, Cardiff, CF14 4QF

01446 771777 cowbridge@harrisbirt.co.uk

02920 614411 cardiff@harrisbirt.co.uk

harrisbirt.co.uk

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	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Harris & Birt is the trading name of Ingram Evans Care Ltd. Registered Office: 359 Caerphilly Road, Cardiff, CF14 4QF. Company No: 04845507
 You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

