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CARDIFF

VALE

CAERPHILLY

BRISTOL

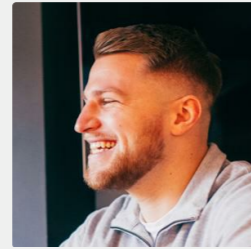
*The Meadows*

WATERLOO



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



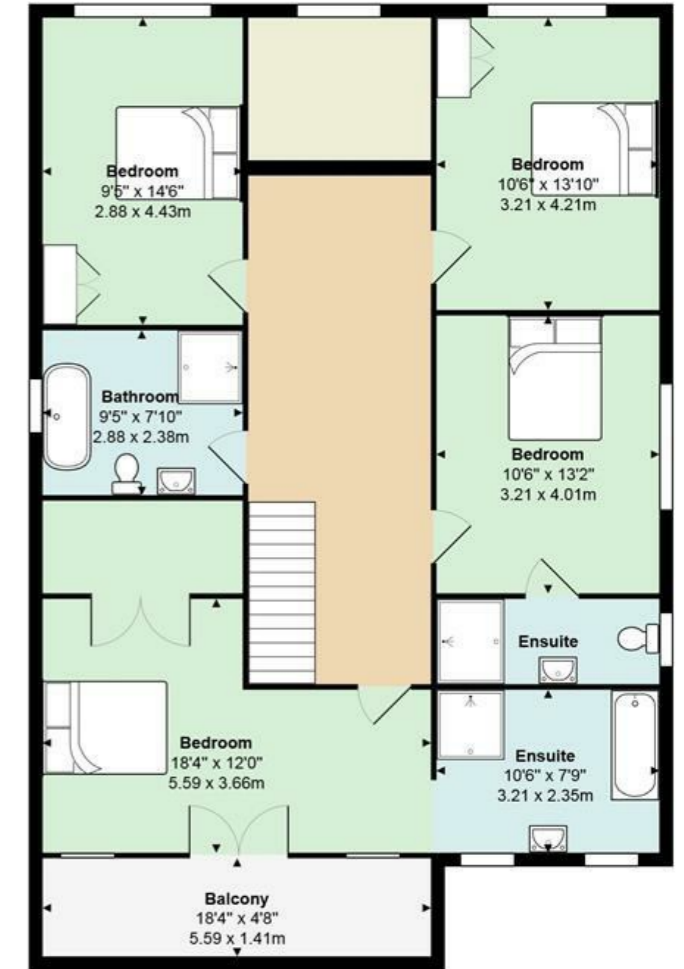
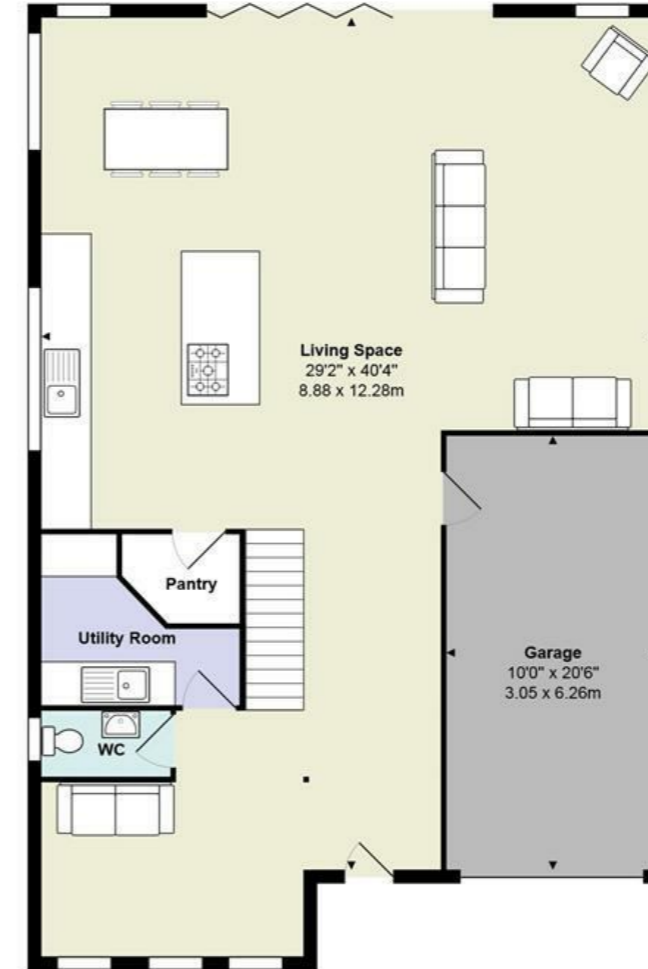
**Property Specialist**

**Mr Max Tustin**

Sales Negotiator

max@jeffreygross.co.uk

## The Meadows, Waterloo, Machen



Total Area: 2467 ft<sup>2</sup> ... 229.2 m<sup>2</sup>

All measurements are approximate and for display purposes only



Comments by the Homeowner



# The Meadows

Waterloo, Caerphilly, CF83 8PN

Asking Price

£550,000



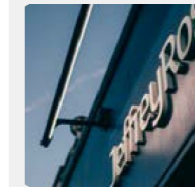
4 Bedroom(s)



3 Bathroom(s)



2467.00 sq ft



Contact our  
**Llanishen Branch**

02920 499680

Jeffrey Ross are delighted to present to the market this exceptional four-bedroom detached residence, set within the highly sought-after semi-rural village of Waterloo.

Perfectly positioned between Caerphilly, Cardiff and Newport, the property effortlessly combines superb commuter links with the tranquillity and charm of countryside living.

Designed with modern family living and entertaining in mind, this beautifully appointed home offers luxurious open-plan accommodation finished to an impeccable standard throughout.

The ground floor briefly comprises an impressive open-plan kitchen, dining and living space forming the heart of the home, complemented by a separate utility room, pantry, guest WC and integral garage. Expansive living areas and high-quality finishes create a wonderful sense of space, light and sophistication throughout.

To the first floor, the stunning principal suite benefits from a private balcony, walk-in wardrobe and a beautifully appointed ensuite bath and shower room. A generous second bedroom also enjoys the luxury of an ensuite shower room, while three further spacious double bedrooms are served by an elegant family bathroom.

Externally, the property continues to impress with a beautifully maintained, low-maintenance enclosed rear garden, thoughtfully landscaped with artificial lawn and stylish block paving, creating the perfect setting for outdoor dining, entertaining and family enjoyment.



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**Open Plan Kitchen Living Space 29'2 x 40'4 (8.89m x 12.29m)**

**Utility Room**

**Downstairs WC**

**Garage 10'0" x 20'6" (3.05 x 6.26)**

**Landing**

**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)**

**Bedroom 4 32'9"19'8" x 42'7"32'9" (10'6 x 13'10)**

**Family Bathroom 9'5" x 7'9" (2.88 x 2.38)**

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

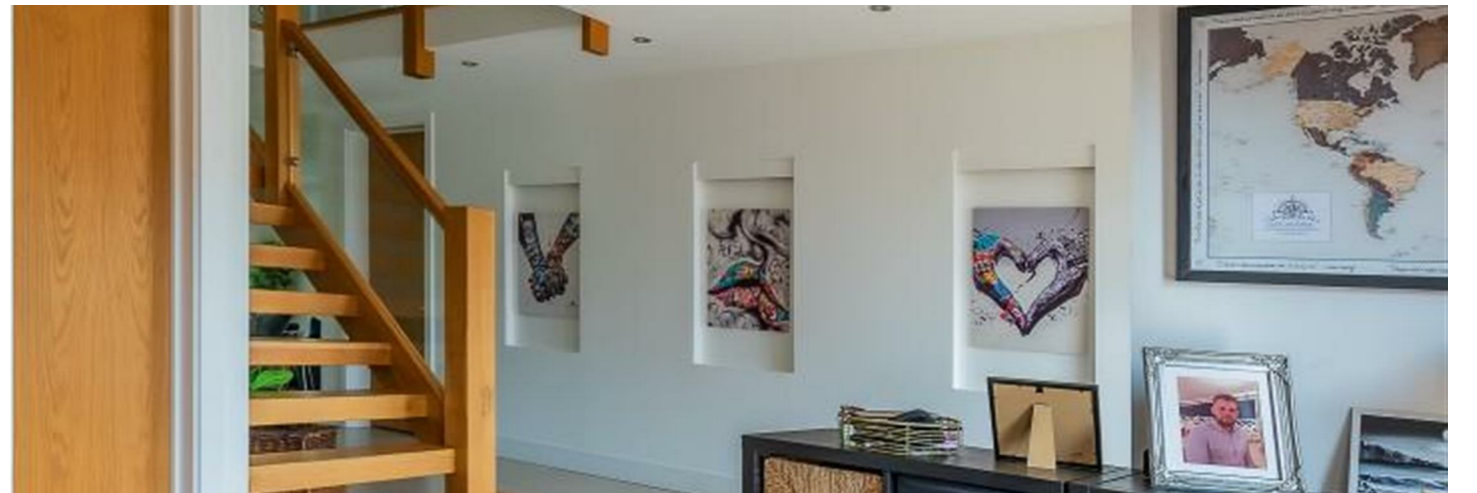
**Council Tax**  
Band F

**School catchment**  
Welsh Medium Primary School : Y.G.G. CAERFFILI

Welsh Medium Secondary School : Y GWYNDY - YSGOL GYFUN CWM RHYMNI

English Medium Primary School : RHYDRI PRIMARY

English Medium Secondary School : ST. MARTINS COMPREHENSIVE SCHOOL





**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>92</b>
(81-91) <b>B</b>	<b>86</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**England & Wales** EU Directive 2002/91/EC

