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CARDIFF

VALE

CAERPHILLY

BRISTOL



Lower Machen

DRAETHEN



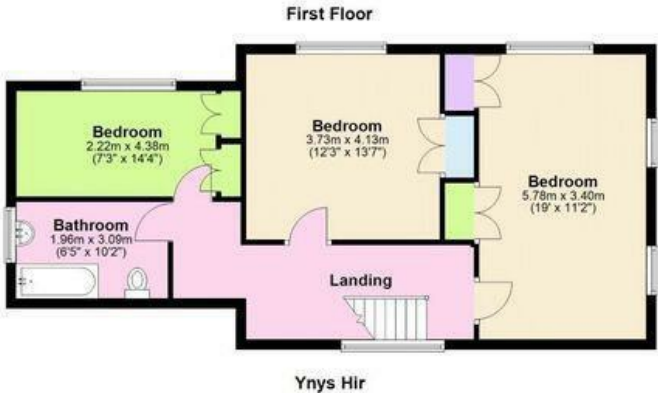
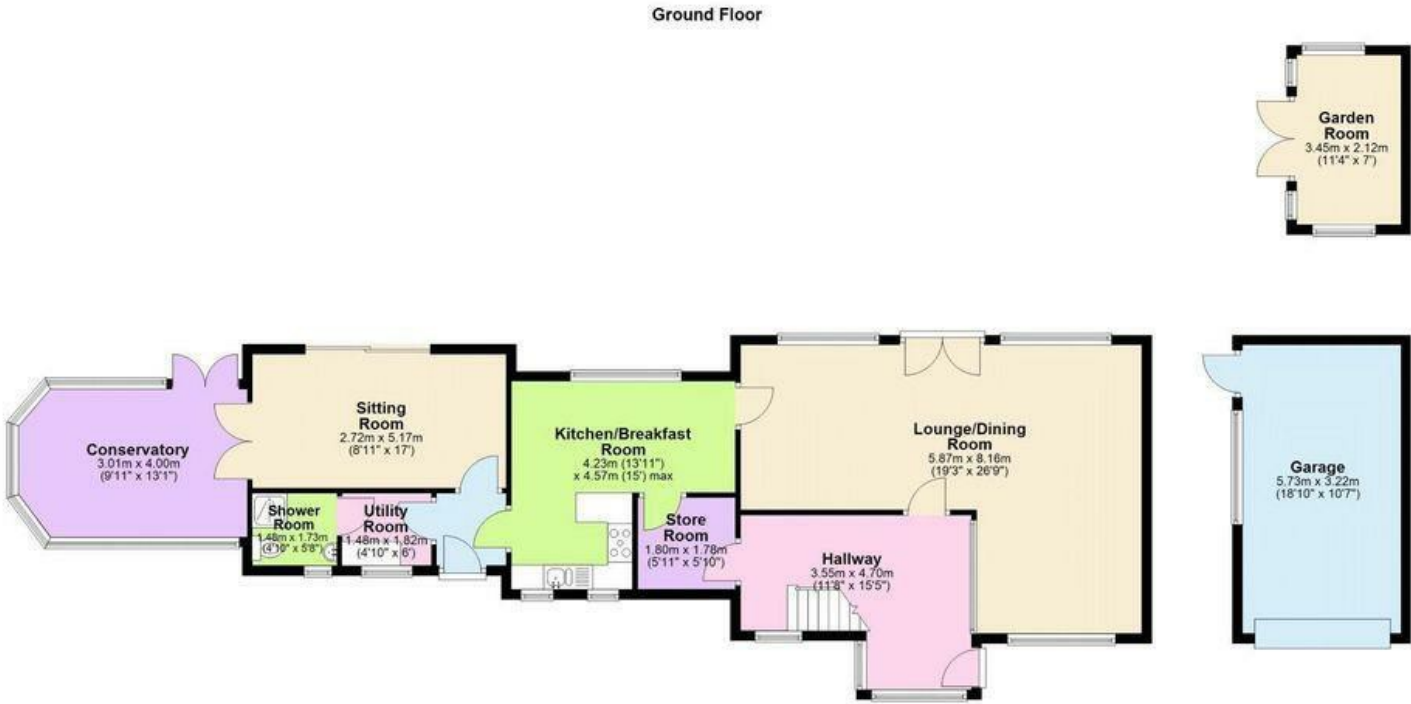
This is an incredible property, which is packed full of character and period features. The home is beautifully presented within a beautiful location. With gated, driveway parking, a garage, a lovely established garden that wraps around the whole property, perfect for families with children. This is a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



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

Chain Free

£585,000



3 Bedroom(s)



2 Bathroom(s)



1850.00 sq ft



Contact our
Brinsons Caerphilly Branch
029 20867711

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

Extending to approximately 1,850 sq ft, the property has been exceptionally well maintained throughout the current ownership and provides generous, versatile accommodation ideal for modern family living.

A welcoming reception hall creates an excellent first impression, featuring elegant wood-block flooring, a double-glazed entrance door and windows allowing an abundance of natural light.

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

The property benefits from two generous reception rooms and a conservatory, providing excellent flexibility. There are three well-proportioned bedrooms, together with a family bathroom, useful utility room and convenient downstairs shower room.

Outside, the property boasts beautifully established gardens set within a substantial plot, offering privacy, space and an idyllic setting for outdoor entertaining. The generous grounds are a particular highlight and are rarely available in such a desirable conservation area.

A private parking area provides space for two vehicles. Of particular interest, full planning permission has been granted for development on the end plot of the garden, offering exciting potential for the new owner, subject to the relevant conditions.

Lower Machen is renowned for its excellent school catchment and superb access to Newport, Cardiff and beyond, making it an ideal choice for families and commuters.

Offered with no onward chain, this exceptional home combines countryside charm with excellent accessibility and exciting potential.



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
Shower Room 4'10" x 5'8" (1.48 x 1.73)	Band G
Conservatory 9'10" x 13'1" (3.01 x 4.00)	Tenure
to the first floor	We are informed by our client that the property is Freehold, this is to be confirmed by your legal advisor.
Landing	School Catchment
Bedroom 18'11" x 11'1" (5.78 x 3.40)	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







