

Commercial Road

MACHEN, CAERPHILLY, CF83 8NB

GUIDE PRICE £255,000

**Hern &
Crabtree**



Commercial Road

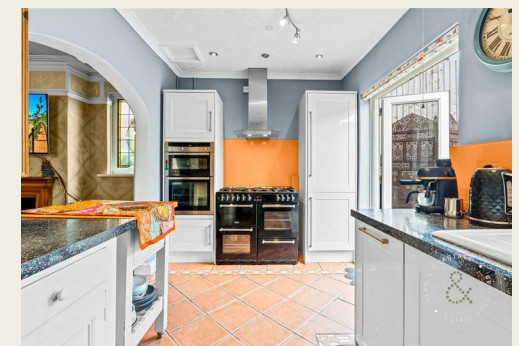
Placed between Rudry and Draethen in the sought-after village of Machen lies Ty Newydd, a deceptively spacious two-bedroom detached home full of charm and original features.

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

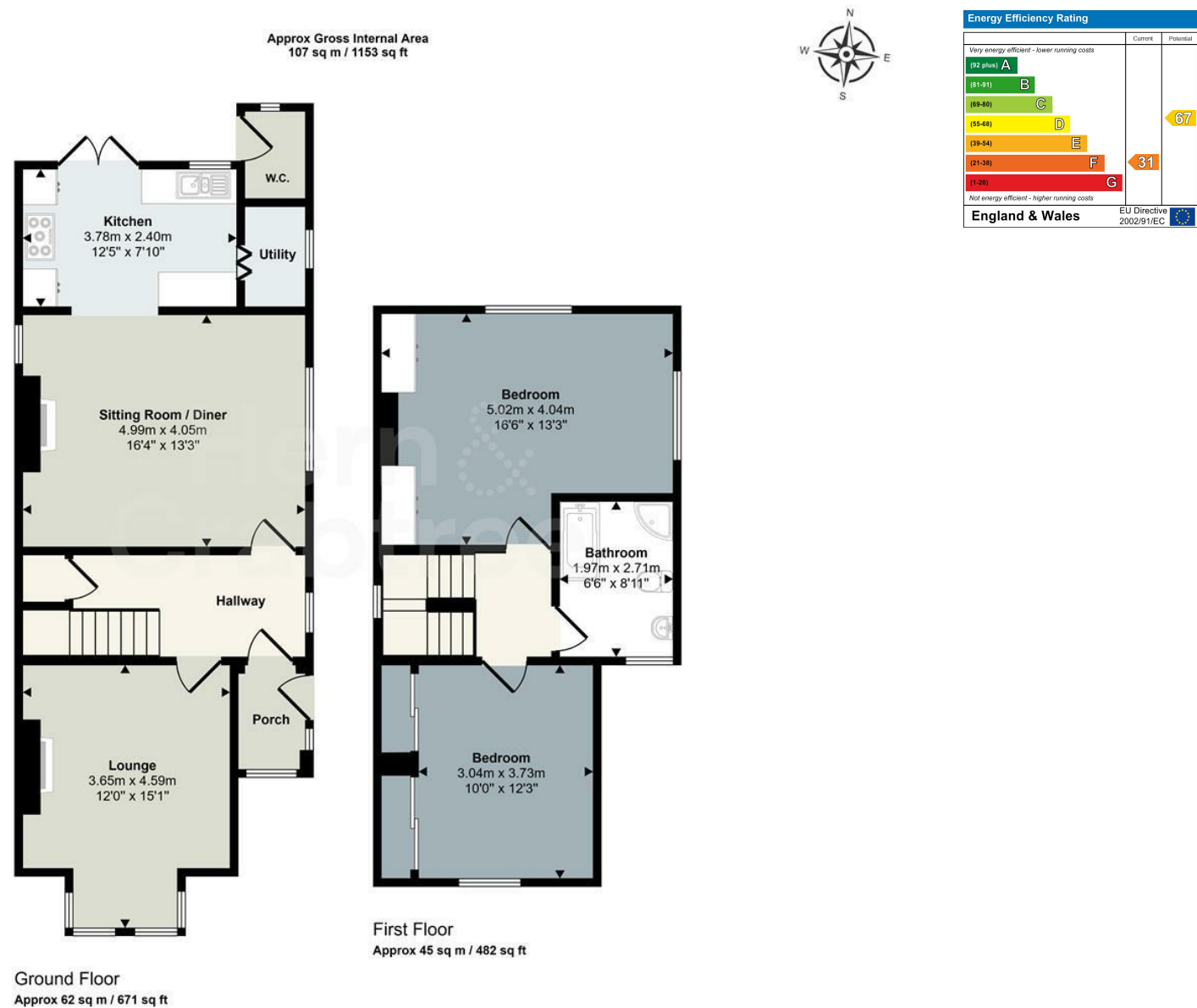
a WC, exterior light and traditional charm—ideal for garden entertaining.

Tenure

We have been informed that the property is freehold.







This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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