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Chez Nous

Sunny Bank Terrace

Machen

Caerphilly

CF83 8PY

Chez Nous

Asking price **Offers in the
Region Of £825,000**

An exceptional, individual, five double bedroom contemporary property, designed and built for the current owners to the very highest of standards.

Modern contemporary designed property

Exceptionally high standard of finish throughout

Spacious living and bedroom accommodation

Impressive kitchen/dining/living room plus lounge and separate sitting/cinema room

Five double bedrooms, three with en-suite shower rooms

Stunning reception hallway with first floor gallery landing above

Landscaped gardens to front and rear

Ample off-road parking plus undercroft double garage

Peaceful, elevated location near the periphery of Machen village

Outstanding far reaching views





Situated in an elevated position above the conveniently located village of Machen lies this unique, contemporary, five double bedroom detached property. Designed and built for the current owners, the property offers spacious living and bedroom accommodation, finished to the very highest of standards.

The impressive accommodation, with underfloor heating to both floors, corian window sills and a continuation of the same tiled flooring throughout, comprises: a reception hallway with bespoke oak and glass staircase rising to a first floor galleried landing. The 55' long night hallway has a floor to ceiling window to one side and a glass panel door to the other. The property boasts five double bedrooms, three of which have en-suite shower rooms finished to a high standard with full tiling to walls. Bedroom one also has a dressing room with fitted hanging and shelving units. Bedrooms four and five flank the family bathroom, which offers a five-piece suite including contemporary free standing bath with waterfall tap over and double shower enclosure.

The first floor gallery landing with glass balustrades overlooks the reception hallway and enjoys far reaching views to front.

The impressive kitchen/dining/living room is dual aspect, flooded with light from large sliding doors to front and rear. A high-quality 'Leicht', matt charcoal coloured kitchen offers extensive larder and island units with complementing corian work surfaces. Integrated 'NEFF' appliances include two 'slide and hide' ovens, a microwave oven, coffee machine, induction hob and dishwasher. 'Hotpoint' larder fridge and separate larder freezer. To the

front of the property is an enclosed balcony boarded by glass balustrading enjoying far reaching views across the valley. The property has two further generous sized reception rooms. The lounge is a generous, dual aspect room with windows to front and side enjoying the same far reaching views as the kitchen/dining room. The sitting/cinema room benefits from fitted surround-sound speakers. Off the kitchen is a utility room with access to the rear garden, it has a further fitted range of base units with space and plumbing for white goods and sliding doors into shelved pantry storage. Finally off the landing is a cloakroom housing a two-piece suite.

Outside to the front of the property is a tarmacadam parking area with space for several vehicles. Steps flanked by lawned gardens lead to the front door. A shared side driveway leads to a further parking area ahead of the undercroft double garage. The garage has a remote controlled double door from the driveway, plus pedestrian access to side and benefits from power and lighting. A covered walkway runs between the house and garage. Steps and a ramped pathway lead up to the landscaped rear garden. Access from the kitchen/dining/living room to manageable rear garden, with paved patio extending onto an Astroturf lawn. A further raised patio at the rear of the garden enjoys views over the property and across the valley beyond.





Directions

From junction 32 of the M4 (Coryton) Travel along the A470. Take the second exit signposted, Caerphilly. Take the third exit and proceed up Nantgarw Hill. At the roundabout, take the second exit onto the A469, proceeded over the next roundabout. At the next roundabout, take the fourth exit onto the A468. At the second roundabout, take the first exit onto Bedwas Rd. Continue without deviation onto the Newport Road, through the village of Trethomas and into Machen. Turn left onto Dranllwyn Lane, proceed up the hill, under the bridges and immediately right onto Sunny Bank Terrace. Chez Nous will be found on the left hand side. What3words: should.dented.attitudes

Tenure

Freehold

Services

Mains water, drainage, gas and electricity
Council Tax Band
EPC Rating C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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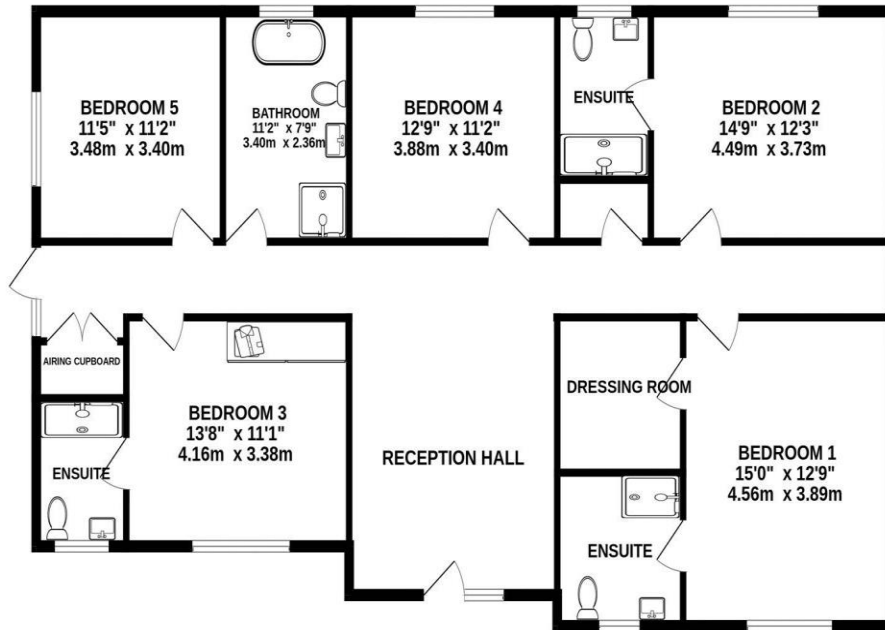
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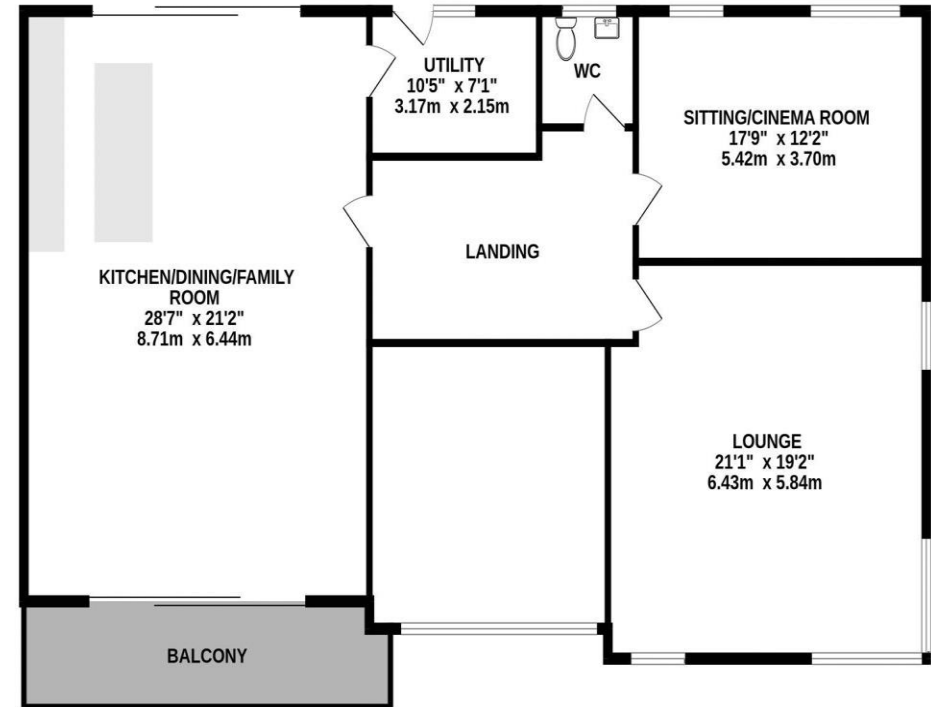
These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.



GROUND FLOOR
1464 sq.ft. (136.1 sq.m.) approx.



FIRST FLOOR
1650 sq.ft. (153.3 sq.m.) approx.



TOTAL FLOOR AREA : 3115 sq.ft. (289.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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