

Sunny Bank Terrace,

Machen, Caerphilly, CF83 8PY



Estate Agents and
Chartered Surveyors

Asking Price Of

£875,000



Detached House



Property Description

**** ARCHITECTURALLY DESIGNED CONTEMPORARY FIVE BEDROOM DETACHED FAMILY HOME ** SUPERB VIEWS ** RARE OPPORTUNITY **** An exceptional, contemporary designed and beautifully presented family home, being lovingly designed and built by its current owners to an exceptionally high standard, positioned in a tucked away but convenient location being a short distance from local amenities as well as a less than 30 min drive to Cardiff city centre. Large entrance hallway with bespoke oak and glass panelled staircase, to the ground floor are five double bedrooms, three ensuites, principal bedroom one also benefits from a dressing room, exceptional family bath and shower room. To the first floor is a large galleried landing area, spacious lounge, cinema/sitting room, superb kitchen/dining and family room with folding doors opening to the landscaped rear garden and sliding doors to the large front balcony, utility room. Gas central heating, under floor heating. Double garage. EPC Rating: C

Tenure Freehold

Council Tax Band E

Floor Area Approx 2656 sq.ft.

**Viewing Arrangements
Strictly by appointment**

LOCATION

Machen is a quaint village situated between both Caerphilly and Newport with a range of local amenities including local shop, rugby club, conservative club and public transport links, as well as easy access to the M4.

ENTRANCE

Entered via decorative stone driveway with parking to front. Steps to main entrance with beautifully appointed terrace and lawn. Enclosed boundary fence with mature hedge borders. Feed for electric gates.

ENTRANCE HALLWAY

13' 3" x 12' 2" (4.04m x 3.73m)

Approached via impressive solid oak entrance door with double glazed inset and matching side window into spacious, double height hallway with bespoke, open tread oak staircase and glass panelled banister. Feature stone wall and bespoke lighting. Tiled flooring with underfloor heating. Leading to; inner hallway.

INNER HALLWAY

56' 9" x 4' 6"(max) (17.31m x 1.39m)

Oak doors to five bedrooms, family bathroom, comms cupboard and airing cupboard. At either end of the inner hallway is a full height window and external double glazed door to side path. Tiled flooring with underfloor heating. Spotlights.

AIRING CUPBOARD

Double oak doors into cupboard housing the hot water tank and gas central heating boiler. Tiled flooring.

BEDROOM ONE

14' 6" x 12' 4" (4.42m x 3.76m)

A spacious principle suite with two sinks, with double glazed window to front complete with corian sill and fitted electric blind offering uninterrupted woodland views. Tiled flooring with underfloor heating. Doors to dressing room and en-suite.

DRESSING ROOM

7' 5" x 6' 1" (2.27m x 1.87m)

Fitted wardrobes, tiled flooring with underfloor heating.

ENSUITE

7' 3" x 7' 0" (2.23m x 2.15m)

A tastefully designed suite to include low level WC, two wall mounted wash hand basins, and walk-in double shower unit with glass screen, rainfall shower head and separate handheld attachment. Fully tiled walls and flooring with underfloor heating. Modern column towel radiator. Double glazed obscure window with corian sill to front. Extractor fan.

BEDROOM TWO

14' 3" x 11' 10" (4.35m x 3.62m)

Double glazed window with corian sill and fitted electric blind to rear. Tiled flooring with underfloor heating. Fitted wardrobe to one wall. Door to:

ENSUITE TWO

7' 9" x 5' 4" (2.38m x 1.64m)

A modern suite comprising low level WC, wall mounted wash hand basin, and walk-in double shower unit with

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glass screen, rainfall shower head and separate handheld attachment. Fully tiled walls and flooring with underfloor heating. Modern column towel radiator. Double glazed obscure window with corian sill to rear. Extractor fan.

BEDROOM THREE

13' 4" x 10' 8" (4.07m x 3.27m)

Fitted wardrobe to one wall. Double glazed window to front with corian sill and fitted electric blind. Tiled flooring with underfloor heating. Door to:

ENSUITE THREE

6' 8" x 5' 6" (2.05m x 1.68m)

Stylish suite to include low level WC, wall mounted wash hand basin, and walk-in double shower unit with glass screen, rainfall shower head and separate handheld attachment. Fully tiled walls and flooring with underfloor heating. Modern column towel radiator. Double glazed obscure window with corian sill to front. Extractor fan.

BEDROOM FOUR

12' 4" x 10' 9" (3.77m x 3.30m)

Double glazed window to rear with corian sill and fitted electric blind. Tiled flooring with underfloor heating.

BEDROOM FIVE

11' 0" x 10' 9" (3.37m x 3.28m)

Double glazed window to side with corian sill and fitted electric blind. Tiled flooring with underfloor heating.

BATHROOM

10' 10" x 7' 4" (3.31m x 2.24m)

The stylish family bathroom comprises low level WC, wall mounted wash hand basin, feature freestanding bath and walk-in double shower unit with glass screen and rainfall shower head. Fully tiled walls and flooring with underfloor heating. Two modern column towel radiators. Double glazed obscure window with corian sill to rear. Extractor fan. Spotlights.

FIRST FLOOR

LANDING

Approached via a bespoke oak and glass panelled staircase leading to the central landing area with quality tiled flooring with underfloor heating, galleried landing overlooking the entrance hallway, recessed spotlights.

LOUNGE

21' 1" x 19' 2" (6.43m x 5.85m)

Enjoying exceptional elevated views with windows to

front and side, quality tiled flooring with under floor heating.

CINEMA/SITTING ROOM

17' 8" x 12' 2" (5.40m x 3.71m)

With aspect to rear, an excellent sized second reception, quality tiled flooring with underfloor heating.

KITCHEN/DINING AND FAMILY ROOM

28' 6" x 21' 1" (8.69m x 6.45m)

Quality 'Leicht' German made kitchen with units along one side with integrated full size fridge, integrated full size freezer, integrated 'Neff' coffee machine, integrated two 'Neff' ovens, integrated 'Neff' microwave oven, large matching island with 'corian' worktop surfaces above, inset 1.5 bowl sink with side drainer, inset 'Neff' induction hob, integrated dishwasher, integrated kapel double wine cooler, area for large family dining table and large family seating area, both the front and rear of the property benefits from large sliding doors and folding doors, the rear opening to the delightful garden and the front doors sliding to the tiled balcony with glass panelled balustrade. Recessed spotlights, quality tiled flooring with underfloor heating.

UTILITY ROOM

Unit and worktop to one side, inset sink and side drainer, plumbing for washing machine, space for tumble dryer, large storage with double sliding doors, quality tiled flooring with underfloor heating and door & window to rear.

WC

Low level WC, wash hand basin. Double glazed window to rear. Tiled flooring and splash backs. Underfloor heating. Extractor fan.

OUTSIDE

REAR GARDEN

Quality tiled paved patio leading to an area of artificial lawn, tiled steps leading down to the side. Please note the vendors plan to create a natural rear boundary with hedgegrow in due course.

DOUBLE GARAGE

25' 4" x 17' 5" (7.74m x 5.32m)

Larger than average double garage with electric roller shutter entrance door, power and lighting. Pedestrian door with side access.

ADDITIONAL INFORMATION

Land to rear is not included in the sale.

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GROUND FLOOR
1408 sq.ft. (130.8 sq.m.) approx.



1ST FLOOR
1247 sq.ft. (115.9 sq.m.) approx.



TOTAL FLOOR AREA: 2656 sq.ft. (246.7 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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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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