

UNDER OFFER



The Meadows

Waterloo, Caerphilly, CF83 8PN

WATERLOO, CAERPHILLY

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ASKING PRICE

£550,000

4 BEDROOMS

3 BATHROOMS

2 RECEPTIONS

2,467 SQ FT





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.



MAX TUSTIN

AREA VALUER / NEGOTIATOR · LLANISHEN



THE PROPERTY

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.

KEY FEATURES

2467 SQFT

NO CHAIN

STUNNING DESIGN AND FINISH

GARAGE/GYM

3 BATHROOMS



INSIDE



INSIDE



OWNERS' COMMENTS

Fantastic neighbourhood and we love the open plan kitchen/living space.

THE OWNERS

WATERLOO, CAERPHILLY



ACCOMMODATION

OPEN PLAN KITCHEN LIVING SPACE 8.89m x 12.29m

GARAGE 3.05 x 6.26

MASTER BEDROOM 5.59m x 3.66m

ENSUITE BATH/SHOWER ROOM 3.20m x 2.36m

BEDROOM 2 3.20m x 4.01m

BEDROOM 3 10'6 x 13'2

BEDROOM 4 10'6 x 13'10

FAMILY BATHROOM 2.88 x 2.38

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*

The Meadows, Waterloo, Machen

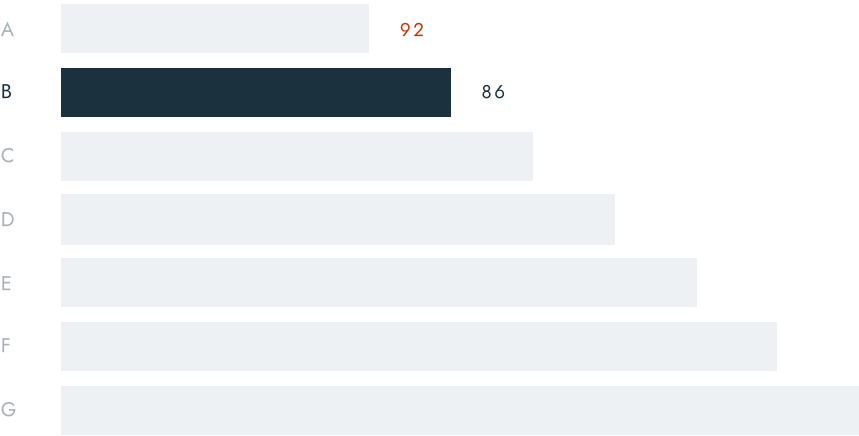


Total Area: 2467 ft² ... 229.2 m²

All measurements are approximate and for display purposes only

Energy efficiency

Currently band B, with the potential to reach band A.



Rating 86 · potential 92. The full certificate is available on request and on the property's page at jeffreyross.co.uk.

PROPERTY TYPE	HOUSE - DETACHED
INTERNAL AREA	2,467 SQ FT
TENURE	FREEHOLD
COUNCIL TAX	BAND F · ABOUT £3,009 A YEAR <i>Caerphilly County Borough Council, 2026/27 estimate</i>
EPC RATING	86 · POTENTIAL 92

COME AND SEE IT

Arrange a viewing

*Our Llanishen team can arrange a private viewing,
usually within days – call 029 2049 9680.*



Max Tustin

AREA VALUER / NEGOTIATOR

LLANISHEN BRANCH

029 2049 9680

54 STATION ROAD, LLANISHEN, CARDIFF, CF14 5LU



SCAN TO SEE WHAT'S
NEAR YOU

These particulars are a general guide and do not form part of any offer or contract. Measurements are approximate, taken at the widest points, and should not be relied on for carpets or furnishings. We have not tested any services, appliances, fittings or systems. Photographs may have been taken with a wide-angle lens. Tenure and council tax band are as advised by the seller and must be confirmed by your legal adviser. Jeffrey Ross, 54 Station Road, Llanishen, Cardiff, CF14 5LU. 029 2049 9680. The Property Ombudsman, membership D03828. jeffreyyross.co.uk

jeffreygross.co.uk

CARDIFF

VALE

CAERPHILLY

BRISTOL



SCAN TO SEE WHAT'S
NEAR YOU