



Edwards & Co
property sales & lettings

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Mountain Road
Caerphilly
CF83

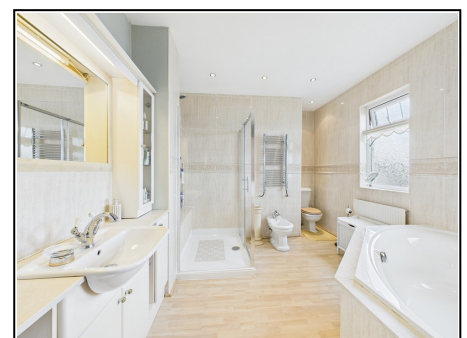
Guide Price £680,000



- Fabulous 4 double bedroom semi-detached family sized home
- 4 excellent size reception rooms with original features
- Superb kitchen/breakfast room + walk-in pantry
- Conservatory extension off kitchen
- Principal bedroom with large en-suite bath/shower room
- En-suite shower room/wc's to beds 2 and 3
- Beautifully decorated and maintained throughout
- Ample driveway parking + detached double garage
- Private and enclosed front, side and rear gardens
- NOT TO BE MISSED

Ref: PRA53600

Viewing Instructions: Strictly By Appointment Only



General Description

'Simply stunning, 4 double bedroom, 4 reception room period-style family property on large plot* Edwards and Co are delighted to offer for sale this fabulous and unique family sized home on the highly desirable Mountain Road, Caerphilly. Harking back to a bygone era, this impressive and incredibly spacious home offers voluminous accommodation over 2 floors together with detached double garage and extensive gardens. Must be viewed to be fully appreciated.



Driveway & Front Entrance

Extensive block paved driveway parking area with lawn and brick wall boundaries. Entered via a wooden 5 bar gate from Warren Drive the driveway extends towards the double detached garage and front garden.



Double Garage

Large block, brick and rendered detached double garage with powered door and internal lighting, floor to roof wracking on side and back walls.



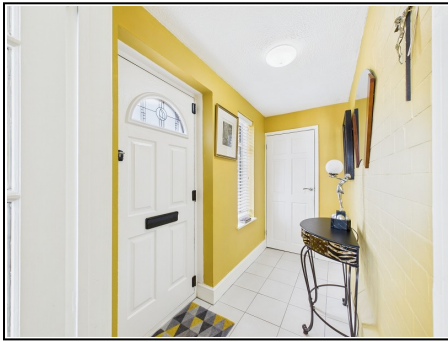
Side Garden

Laid mainly to lawn with fence and mature hedgerow boundary, planted borders and paved steps down to stream culvert.



Front Garden

Laid to lawn and stone chipping boundary, mature planted borders. Paved terrace opening off dining room.



Entrance Porch

Brightly decorated and inviting internal entrance hallway providing access to the ground floor w/c and entrance hallway.



Ground Floor WC

Close coupled w/c, wash hand basin and radiator. Modern decor.



Entrance Hallway

A very bright, beautifully decorated and welcoming entrance hallway with high ceilings and many original features. The grand, carpeted staircase leads up to the first floor landing and doors provide access to the 4 reception rooms. Large uPVC window overlooks the side garden and entrance.



Principal Reception Room

A very spacious principal sitting room with bright modern decor complimenting the original features such as the high ceilings and original cornice ceiling moulding's. Carpeted floor and large window overlooking the front garden. Bi-folding doors connect this room to the adjacent dining room.



Dining Room

A generously proportioned formal dining room opening from both the hallway and from the principal reception room. Sliding doors open out onto the paved terrace of the front garden also. Laminate flooring, brightly decorated.



Fourth Reception Room

Currently utilised as a ground floor home office, this spacious additional reception room opens out onto the paved terrace overlooking the rear garden. Modern decor, laminate flooring, chimney breast with ornate doors to original fireplace and side alcoves giving storage.



Family Room

Adjacent to the kitchen/ breakfast room this freshly decorated reception room would make the perfect family room/TV cwtch with uPVC window overlooking the side garden and access door to the hallway and through to the kitchen.

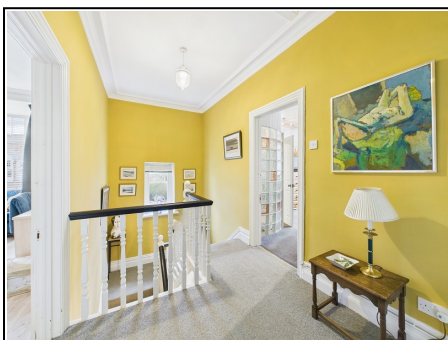


Kitchen and breakfast room

As to be expected, the kitchen certainly does not fail to impress with its range of fresh, grey floor and wall units with grey laminate work tops and breakfast bar, white tiled walls above worktops, AGA stove and additional gas hob with extractor above and opening into the sizeable conservatory/sun room. Sink and drainer with mixer tap, single oven/grill and built in microwave. Upvc window overlooking the rear garden, door to pantry, ceiling spotlights.

Pantry

A very useful pantry-utility room with space for fridge freezer, plumbed for utility appliances and storage shelving.



First Floor Landing

With the brightly decorated walls and carpeted staircase leading up from the entrance hallway the landing area provides access to the 4 spacious bedrooms. Loft access.



Bedroom 1 with En Suite Bathroom

Not the largest of the 4 bedrooms, however favoured by the current owners for the views towards the Caerphilly mountain and also for the exceptional en-suite bath/shower room. Dressing and seating area.



En Suite to Bedroom 1

The stunning principal en-suite bathroom/shower room not only provides bathing and showering facilities but also fitted wardrobe dressing area. Oval bath, walk-in shower, bidet, w/c and vanity wash hand basin with wall mirror, Italian tiled walls and floor, window with obscured glazing overlooking the rear aspect..



Bedroom 2 with En Suite Shower Room

Probably the larger of the bedrooms, this sizeable double bedroom also has an en-suite shower room w,c and window, this time overlooking the front aspect. Brightly decorated and original features.



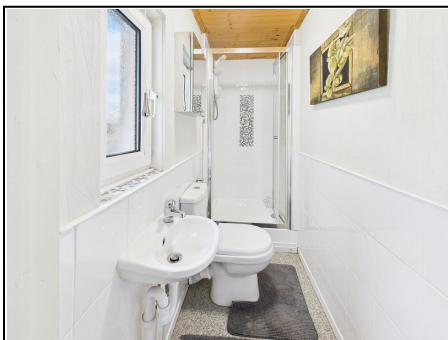
En Suite to Bedroom 2

Glazed block walls and entrance door, shower cubicle with mixer shower, close coupled w/c and wash hand basin.



Bedroom 3 with En Suite

A beautifully bright and spacious double bedroom with uPVC window overlooking the rear garden. wardrobes (one of which houses the combination boiler). Bright, modern decor, door to en-suite shower/wc.



En Suite to Bedroom 3

Quadrant shower cubicle, close coupled wc and wash hand basin, window with obscured glazing, brightly decorated.



Bedroom 4/Home Office

Currently used as the main home office, this is nevertheless another excellent-size double bedroom. Window to front aspect, brightly decorated.



Rear Garden

A very generously-proportioned, private and enclosed and landscaped rear garden. Laid mainly to lawn with both block-paved and paved terraces/outdoor entertaining spaces. Mature hedgerow and planted borders. Access gate to front entrance/driveway.



Paved Terrace

Level seating area overlooking the rear garden, ideal for outdoor entertaining with guests.



Paved Patio Area

Raised block paved terrace looking down towards the rear garden. Access doors from pantry/kitchen and 4th reception room.

Agents Opinion

At Edwards and Co we sell an awful lot of wonderful properties, however now and again a property comes to market that simply takes your breath away, and this is one such property. With high ceilings and original, period features in abundance, the property nestles away from the Mountain Road on it's own very private plot; it even has it's own stream running through the garden as you enter the property. Priced to sell, the property must be viewed internally to be fully appreciated.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:49

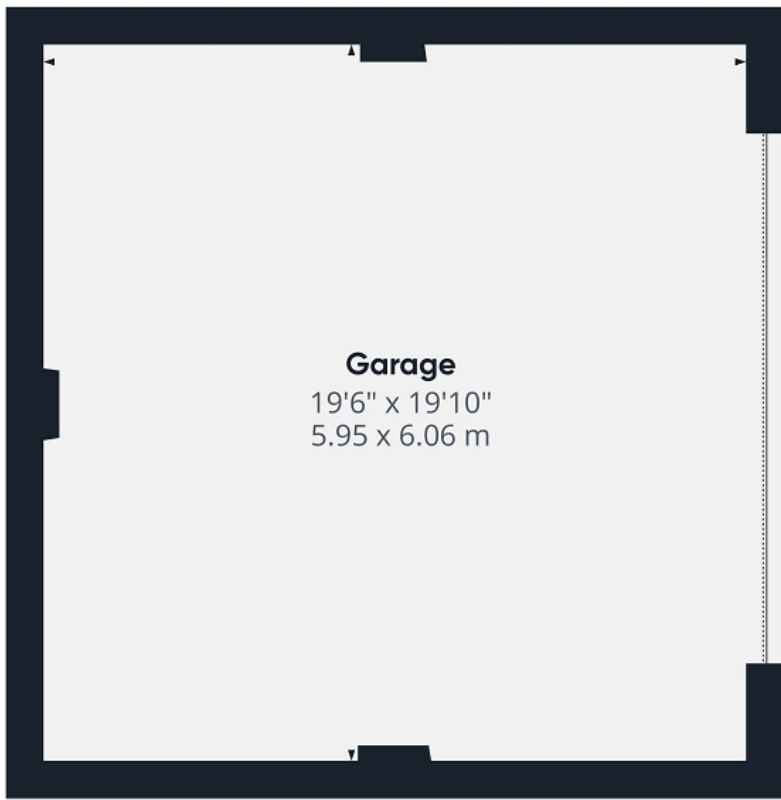
Tenure

We are informed that the tenure is Freehold

Council Tax

Band Not Specified





Ground Floor Building 2

Approximate total area⁽¹⁾
 385.56 ft²
 35.82 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾
 2569.78 ft²
 238.74 m²
 Reduced headroom
 5.01 ft²
 0.47 m²

(1) Excluding balconies and terraces

Reduced headroom
 ----- Below 5 R/1.5 m

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Ground Floor Building 2

All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		70
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.