



Edwards & Co
property sales & lettings

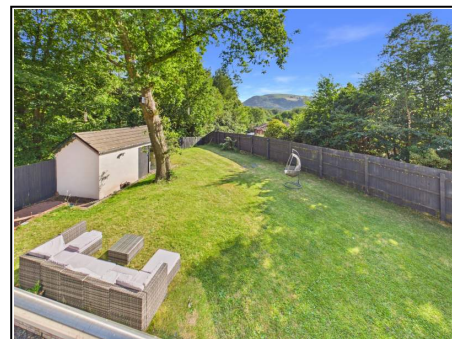
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Old Nantgarw Road
Nantgarw
Cardiff
CF15

Guide price £725,000 to £745,000



- Enviably located and very spacious 4 bedroom detached home
- Superb and stylish open-plan kitchen/dining room + utility
- Spacious principle reception room and separate family room
- 4 excellent size double bedrooms - 2 with en-suite facilities
- Family bathroom + ground floor w/c + home office
- Powered gated entrance with large driveway
- Exceptionally sized plot with views to Gwaelod Y Garth
- Beautifully presented and very well maintained throughout
- Energy efficient construction plus heat recovery systems
- Close proximity to Cardiff, the M4 and Caerphilly centre



Ref: PRA53885

Viewing Instructions: Strictly By Appointment Only

General Description

*Guide Price £725,000 - £745,000 *

A modern, spacious and beautifully presented four double bedroom, energy-efficient detached family home, occupying an exceptional plot in the sought-after semi-rural location of Old Nantgarw Road, Nantgarw.

Edwards & Co, Cardiff are delighted to offer for sale this spectacular family residence, thoughtfully designed to provide generous living accommodation while incorporating an impressive range of energy-efficient heating and ventilation systems for economical modern living.

Perfectly positioned, the property offers the best of both worlds—peaceful surroundings with excellent connectivity. Cardiff city centre and the M4 motorway are easily accessible to the south, while Caerphilly and its extensive amenities are just a short distance away. Excellent transport links, including rail services, bus routes and convenient road connections, make this an ideal location for commuters.

For those who enjoy the outdoors, the nearby Taff Trail provides beautiful walking and cycling routes through the surrounding countryside, adding to the appeal of this outstanding home.

Properties of this calibre, occupying such an enviable position, rarely become available. An internal viewing is highly recommended to fully appreciate the quality, space and lifestyle on offer.



Main Entrance

Well presented main entrance with remote controlled electric gate and pedestrian side gate leading to property.



Driveway

167sq Resin driveway with ample parking for multiple vehicles extending around the side of the property. Clearly defined fenced boundaries and mature trees offering privacy.



Entrance to property

Indian Sandstone paved walkway leading to front door and hallway. Outside light.



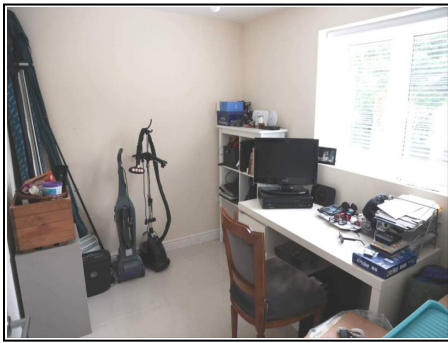
Entrance Hallway

A bright and welcoming entrance hallway featuring tiled flooring and a handcrafted oak staircase rising to the first floor. Doors provide access to the principal ground floor accommodation and the cloakroom/WC. The tiled flooring benefits from zoned underfloor heating, allowing individual areas to be independently programmed for maximum comfort and efficiency.



Sitting room

Spacious and beautifully presented reception room with large bay window overlooking the front aspect. Tiled flooring with under floor heating.



Home Office

Useful downstairs room currently utilised as a home office. Window overlooking front aspect.



Kitchen/Dining Room

Modern, spacious and open-plan kitchen and dining room with upgraded, fully fitted kitchen and dining space. Tiled flooring with under floor heating and door leading to the utility room. Bi fold doors opening to rear garden.



Kitchen

Stylish kitchen units, double oven and integrated dishwasher, microwave and fridge freezer, induction hob with extractor above, sink and drainer.



Dining Area

Ample space for large dining table and chairs overlooking surrounding countryside and rear garden.



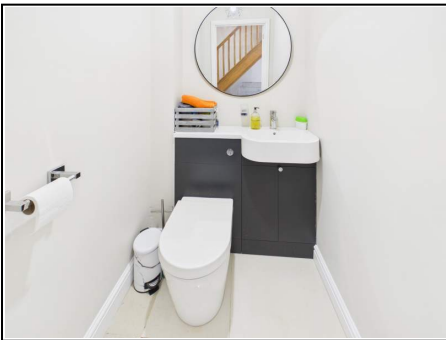
Utility Room

Utility room with worktops space and plumbing for laundry appliances. Door to kitchen/dining room and door to side access outdoors.



Principle Reception Room

The principle reception room is another excellent size reception room and again has tiled flooring with under floor heating, window to side and bi fold doors leading to rear garden with views over the surrounding countryside.



Ground Floor WC

Convenient ground floor facility. W/C with wash hand basin set into vanity unit.



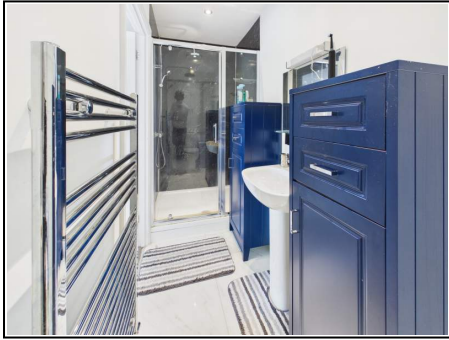
First Floor Landing

Bright and open landing with carpeted flooring. Doors lead to bedrooms and bathroom. Loft access hatch.



Bedroom 1

A beautifully presented and exceptionally well-proportioned principal bedroom suite, featuring a separate dressing room and large bi-fold doors opening onto the balcony, perfectly positioned to take full advantage of the stunning surrounding countryside views. The suite also benefits from an en-suite shower room with WC and carpeted flooring throughout.



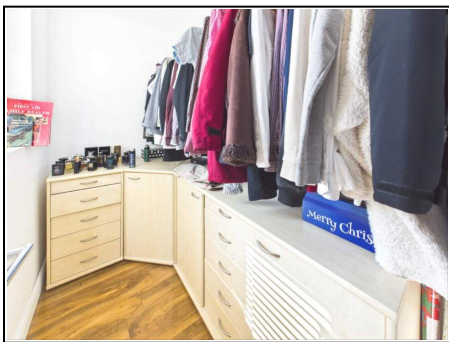
En Suite to Bedroom 1

A modern en-suite shower room comprising a walk-in shower, low-level WC and wash hand basin. Finished with tiled flooring, a heated towel rail, and a useful storage cupboard housing the Vent-Axia heat recovery unit.



Bedroom 1 Second Angle

As depicted.



Dressing Room

Useful dressing room with window overlooking rear garden.



Balcony

Balcony overlooking rear garden and offering views over the surrounding countryside. Bi fold doors to bedroom 1 and 2.



Bedroom 2

Bedroom Two is another generously proportioned double bedroom, featuring large bi-fold doors opening onto the balcony and a side aspect window, creating a bright and airy living space.



Bedroom 3

A further well-presented double bedroom featuring dual-aspect windows that provide an abundance of natural light, along with carpeted flooring for added comfort. A door leads to the en-suite shower room.



En Suite to Bedroom 3

Modern en-suite facility with w/c, wash hand basin with mixer tap in vanity unit and shower cubicle. Heated towel rail and tiled flooring. Window to side aspect.



Bedroom 4

Another generously proportioned double bedroom, enjoying dual-aspect windows to the front and side elevations, creating a bright and airy space. Finished with carpeted flooring.



Bathroom

Bathroom with w/c, wash hand basin set in a vanity unit, bath with shower head over. Obscured window to front aspect. Part tiled walls, tiled flooring and heated towel rail.



Rear Garden

An excellent size, and very private, rear garden with well-defined fence boundaries. Amazing views over surrounding countryside. The garden is mainly laid to lawn to the rear, and extending to the side, plus a spacious paved terrace.



Rear Garden Second Angle

As depicted with garden shed.



Paved Terrace

A spacious Indian sandstone patio providing an exceptional outdoor entertaining area, partially sheltered by the balcony above. Bi-fold doors create a seamless connection to both the principal reception room and the open-plan kitchen/dining room, making it ideal for indoor-outdoor living and entertaining.



Rear Garden Third Angle

As depicted.



Side Garden

As depicted.

Vendor's Gallery

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Agents Note

The property enjoys excellent transport links, with the A470 providing convenient access to Cardiff and the M4 motorway just a short drive away. A nearby bus stop, within easy walking distance, offers regular services to Caerphilly and surrounding areas.

For commuters, there are several railway stations in close proximity, including Caerphilly, Treforest and Taffs Well, providing direct links to Cardiff and destinations further afield.

The nearby Taff Trail offers an excellent opportunity to enjoy scenic walks and cycling routes through the surrounding countryside, making the location ideal for those who appreciate outdoor pursuits.

The property also falls within the catchment area for a selection of highly regarded Welsh and English-medium schools, making it an excellent choice for families.

Agents Opinion

This is a truly exceptional opportunity to acquire an outstanding family home, beautifully positioned amongst mature woodland and enjoying far-reaching views across the surrounding countryside towards Gwaelod-y-Garth Mountain.

Constructed by the current owner in 2017 to an exacting specification, the property was thoughtfully designed to combine contemporary luxury with outstanding energy efficiency. A wealth of modern features includes zoned underfloor heating and a Vent-Axia heat recovery system, creating a comfortable and economical home for modern family living.

Representing exceptional value for money, the property offers generous, well-planned accommodation, impressive energy performance and a highly desirable location, while benefiting from close proximity to significantly higher-valued homes of a similar calibre in nearby Cardiff.

Set within a substantial plot, the property enjoys beautifully landscaped rear and side gardens, extensive driveway parking, and an additional parcel of land at the entrance to the property. Subject to the necessary planning permissions and consents, this area offers excellent potential for further parking, garaging or other ancillary uses.

A home of this quality, setting and specification is rarely available, and an internal viewing is essential to fully appreciate everything it has to offer.

Disclaimer

This brochure is provided for general guidance only and does not form part of any offer or contract. While every effort has been made to ensure accuracy, details, descriptions, measurements, and images should not be relied upon as statements of fact. Prospective purchasers or tenants are advised to independently verify all information through inspection or professional advice.

Anti Money Laundering

MONEY LAUNDERING REGULATIONS: In accordance with Anti-Money Laundering Regulations, all prospective purchasers will be required to provide satisfactory proof of identity, address, and source of funds before a sale can proceed. This is a legal requirement and helps ensure transparency and compliance throughout the transaction process.

Services

Mains Electric, Mains Water, Mains Gas

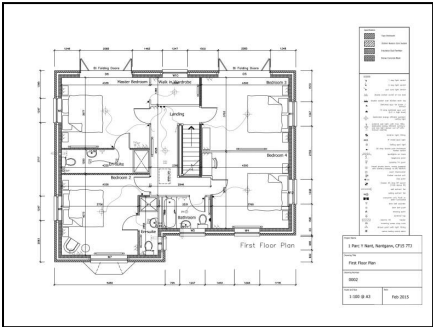
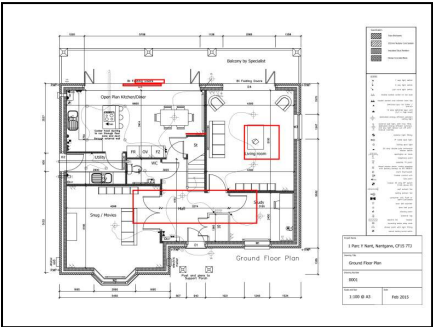
EPC Rating:86

Tenure

We are informed that the tenure is Freehold

Council Tax

Band G





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 1

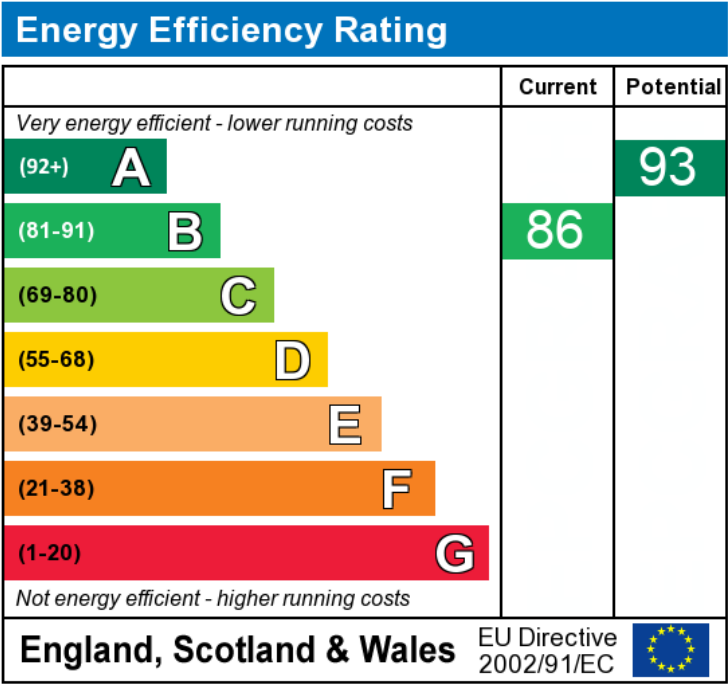


Floor 1 Building 1



Ground Floor Building 2

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.



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.