

Wauwaelod Way, Caerphilly Mountain, CF83 1BD



Estate Agents and
Chartered Surveyors

Asking Price Of

£1,495,000



Detached House



Property Description

**** VIDEO TOUR AVAILABLE ** EXCEPTIONAL DETACHED HOME ON LARGE PLOT **** An exceptional detached family house being a former traditional cottage which has been vastly extended and much improved, retaining much charm and character, situated on a large plot and enjoying superior unrivalled mountain views. Large reception hallway, inner hall, potential wet room, cloakroom, utility room. To the first floor there is a large landing area, a superb 47ft open plan Kitchen/Diner/Lounge with a newly fitted 'Wren' Kitchen with integrated appliances, spacious family sitting room. To the second floor there are four double bedrooms with tall ceilings and exposed beams, bedroom one with doors to the large balcony with open views and an exceptionally spacious ensuite and separate family bathroom. The property also benefits from a charming adjoining extended 19th century cottage/annex, located off the main first floor hallway, refurbished by the current owners. Perfect as a guest suite or additional living accommodation. The property is approached via electric gates leading to a long sweeping drive providing parking for numerous cars, delightful lawned gardens to the front with extensive raised terrace relaxation areas. EPC Rating E.

Tenure Freehold

Council Tax Band F

Floor Area Approx 4,543 sq ft

**Viewing Arrangements
Strictly by appointment**

LOCATION

The property is situated on Caerphilly Mountain, on the outskirts of Cardiff, close to all local amenities. There is also regular public transport close by and the good road links to the A470 and M4 motorway.

RECEPTION HALL

31' 5" x 19' 6" (9.58m x 5.95m)

Approached via double opening wood panelled entrance doors with windows to either side, leading to the exceptionally spacious reception hall offering ample family relaxation sitting area and patio doors opening to the side decked terrace, cloaks cupboard, an additional large storage cupboard, utility storage with fitted units and a boiler room housing the Vaillant gas central heating boiler and underfloor heating control units, opening to;

UTILITY ROOM

12' 7" x 10' 11" (3.86m x 3.35m)

Fitted units, tiled flooring and underfloor heating. Doors to cloakroom, wet room and laundry room.

POTENTIAL WET ROOM

8' 3" x 7' 9" (2.53m x 2.38m)

Fully tiled potential wet room with plumbing but no appliances, in need of finishing but offering excellent potential.

CLOAKROOM

White suite comprising low level wc, vanity wash basin with storage below, tiled flooring with underfloor heating, extractor fan.

LAUNDRY ROOM

10' 5" x 8' 7" (3.20m x 2.62m)

Appointed along two sides, inset sink with side drainer, tiled

flooring with underfloor heating, door to side, plumbing for washing machine. Leading to large store room with shelving.

FIRST FLOOR LANDING

Approached via a quarter curved staircase leading to the large first floor landing, honed limestone floor with under floor heating, double opening french doors to the first floor terrace, four windows to front aspect, additional staircase to second floor, opening to...

KITCHEN/DINER/LOUNGE

47' 3" x 23' 3" max (14.42m x 7.11m)

An exceptional open plan living space - LOUNGE

Enjoying beautiful open views to the fore with a full wall of windows and double opening sliding doors to the large front terrace, additional large picture window with a pleasing side aspect, carpeted lounge area with underfloor heating, open plan with...

KITCHEN AND DINER

Recently fitted modern kitchen, well appointed along three sides in shaker style grey coloured fronts beneath granite worktop surfaces, inset two bowl sink with 'insinkerator' waste disposal unit, inset 'Neff' induction hob with extractor hood above, integrated 'Bosch' dishwasher, integrated 'Bosch' full size fridge, integrated 'Bosch' full size freezer, integrated two 'Neff' double ovens, 'Neff' microwave oven and 'Neff' steamer oven, central breakfast bar with 'Franke' hot water tap and sink, granite worktop overhang for breakfast bar area, granite splashback up-stand, ample space for a large family dining table, double opening french doors to the side terrace area, honed limestone floor with underfloor heating. Opening into an additional family sitting room.

Waunwaelod Way, Caerphilly Mountain, CF83 1BD

FAMILY SITTING ROOM

17' 5" x 14' 4" (5.32m x 4.37m)

Openings from the hall and kitchen, a good sized family relaxation space, underfloor heating. Additional opening to old cottage/annex.

FIRST FLOOR THE OLD COTTAGE/ANNEX

Located off the main first floor hallway is this charming 19th century extended cottage, refurbished by the current owners. Perfect as a guest suite or additional living accommodation.

LOUNGE

20' 0" x 13' 10" (6.12m x 4.24m)

Retaining many original features such as the stone fireplace and bread oven. Beamed ceiling. Slate tiled flooring. Double glazed window to front. Original turning staircase to first floor. Opening to the extension which lends itself to a study, another sitting/play room or gym.

STUDY/GYM

10' 5" x 14' 6" (3.20m x 4.42m)

Double glazed door to front aspect with two matching side windows. Superb countryside views. Slate tiled flooring. Underfloor heating. Spotlights. Double glazed window to side.

FIRST FLOOR COTTAGE - BEDROOM

21' 0" x 14' 6" max (6.42m x 4.42m)

A spacious bedroom with feature chimney breast, three double glazed windows to front and wood flooring. Underfloor heating. Spotlights. Loft access. Opening to bathroom.

BATHROOM

14' 9" x 10' 7" (4.50m x 3.23m)

Fitted corner shower cubicle with rainwater shower head. Bath with tiled side and end panels. Travertine limestone tiled walls and floor. Spotlights. Door to separate WC. Underfloor heating. Double glazed window to front with views.

SECOND FLOOR LANDING

Feature vaulted beamed ceiling. Spotlights. Doors to four spacious bedrooms and the family bathroom. Underfloor heating.

BEDROOM ONE

16' 9" x 21' 5" (5.12m x 6.54m)

An exceptional principle bedroom which offers sensational elevated views to front off the enclosed balcony. Feature full height double glazed sliding doors. Vaulted beamed ceiling with spotlights. Underfloor heating. Door to en-suite.

BALCONY

A glass panelled balcony with uninterrupted countryside views. External power points.

EN-SUITE

11' 3" x 9' 4" (3.45m x 2.86m)

A luxury suite comprising low level WC, floating vanity wash hand basin, freestanding bath with shower attachment plus a walk-in shower with two modern rainwater shower heads and glass screen. Fully tiled walls and floor. Spotlights. Extractor fan. Underfloor heating. Double glazed window to side.

BEDROOM TWO

16' 10" x 14' 6" (5.14m x 4.42m)

Another spacious room with fitted wardrobes to one wall. Feature vaulted beamed ceiling with spotlights. Underfloor heating. French doors to secondary balcony area.

BALCONY TWO

A glass panelled balcony with superb outlook. External power points.

BEDROOM THREE

10' 8" x 17' 7" (3.27m x 5.38m)

Full height double glazed window to front aspect with views. Tilt and turn double glazed door to side leading to secondary balcony. Underfloor heating.

BEDROOM FOUR

16' 9" x 10' 4" (5.12m x 3.15m)

Vaulted beamed ceiling. Spotlights. Double glazed window to side. Underfloor heating.

FAMILY SHOWER ROOM

7' 4" x 10' 4" (2.26m x 3.15m)

A stylish suite to include low level WC, vanity enclosed wash hand basin and corner shower cubicle. Tiled floor and splashbacks. Spotlights. Extractor fan. Underfloor heating.

OUTSIDE

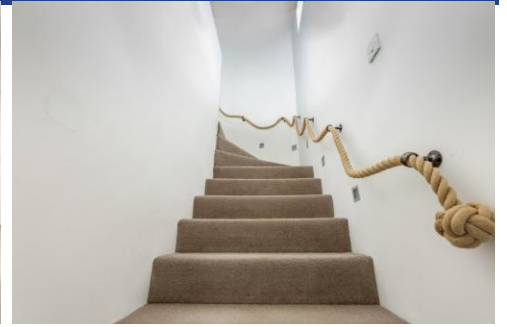
Front gardens

With electric entrance gates leading to a long winding driveway providing ample parking, large lawned gardens and boundaries of maturing trees.

Side terrace

First floor terrace accessed via the kitchen offering open mountain and woodland views.

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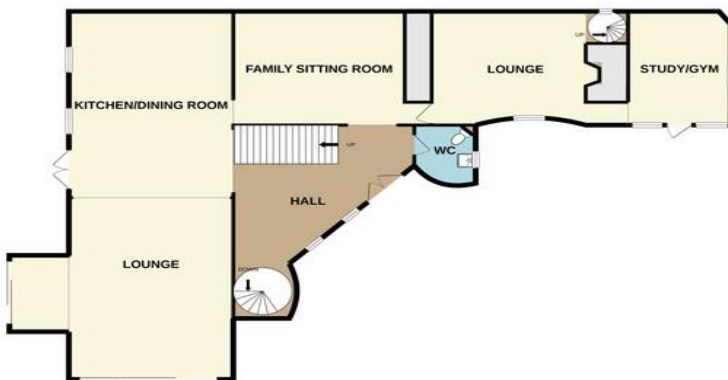


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GROUND FLOOR
956 sq.ft. (88.8 sq.m.) approx.



1ST FLOOR
1910 sq.ft. (177.5 sq.m.) approx.

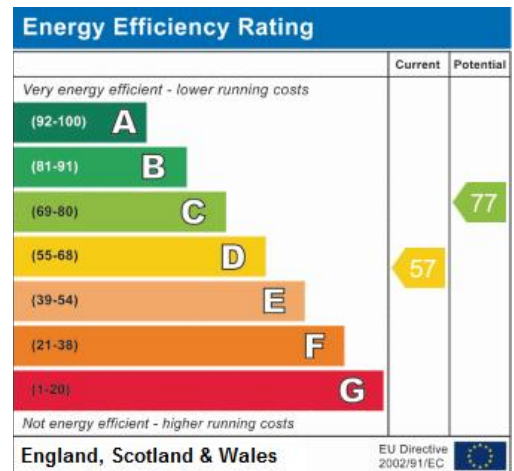


2ND FLOOR
1677 sq.ft. (155.8 sq.m.) approx.



TOTAL FLOOR AREA: 4543 sq.ft. (422.1 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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