

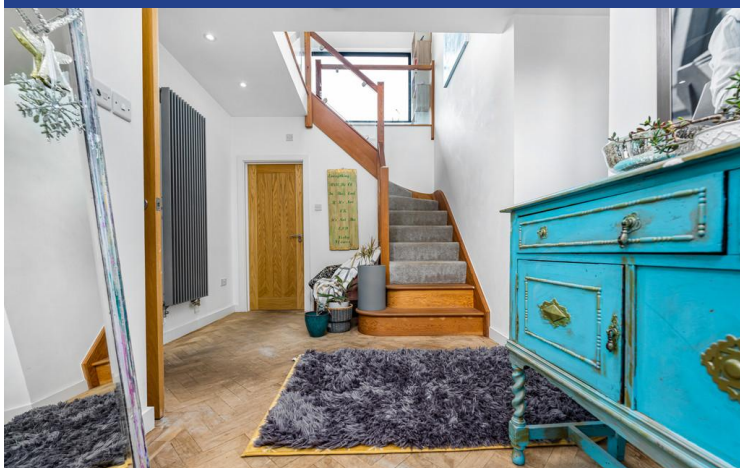
# 44 Mountain Road, Caerphilly, CF83 1HL



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£850,000**



Detached Property



# Property Description

**\*\* ARCHITECTURALLY DESIGNED\*\* BEAUTIFULLY PRESENTED \*\* 4/5 DOUBLE BEDROOM DETACHED HOME**  
**\*\*** An Architecturally appealing, cedar clad and beautifully presented four bedroom detached family home in an idyllic semi rural setting being a short distance from the town centre amenities and historic castle as well as local transport links and serene walks, enjoying a setting backing onto Caerphilly golf course. Large entrance hallway, spacious kitchen/dining and family room with modern 'Sigma 3' fitted kitchen, lounge with wood burner, Studio or bedroom five, hobby room/study, ground floor WC/Shower room. To the first floor is a bright large first floor landing, principal bedroom suite with dressing room, large vaulted ceiling bedroom and an ensuite shower room, a second bedroom with ensuite shower room, there are two further double bedrooms and a family bathroom. Gas central heating. A delightful, sizeable rear garden in a serene setting with South facing aspect. Garage. EPC Rating D

**Tenure Freehold**

**Council Tax Band G**

**Floor Area Approx 2,758 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.

## ENTRANCE

Entered via driveway to side door. Parking for four vehicles. Pathway to front door. Laid to lawn with mature boundary hedge. Gated access to rear garden.

## HALLWAY

17' 3" x 9' 3" (5.26m x 2.84m)  
A beautiful, double height, soiled oak constructed with double glazed windows and feature vaulted ceiling. Entered via double glazed composite front door. Parquet wood flooring. Turning staircase to first floor with glass panelling and oak banister. Oak doors to kitchen/dining/family room, studio/bedroom, hobby room/study and WC/Shower Room. Two modern column radiators. Spotlights.

## KITCHEN/DINING/FAMILY ROOM

29' 11" x 15' 8" (9.14m x 4.78m)  
A delightful open-plan space with modern Sigma-3 kitchen fitted with a wide range of base and full height units incorporating double bowl composite sink with complementary Quartz work surfaces. Fitted electric Neff double oven/microwave and five burner Neff gas hob with extractor hood over. Integrated dishwasher. Space for American fridge/freezer. Parquet wood flooring. Spotlights. Two column radiators. Three original double glazed stained glass windows to front, plus two windows and sliding patio

doors offering superb views to rear over mature woodland. Oak doors to utility room and lounge.

## LOUNGE

15' 7" x 12' 7" (4.77m x 3.86m)  
Double glazed window to front and sliding patio doors to rear. Feature wood burner with slate hearth. Column radiator.

## UTILITY ROOM

10' 8" x 8' 5" (3.27m x 2.58m)  
Modern base and eye level units incorporating stainless steel sink with complementary work surfaces. Space for washing machine and tumble dryer. Two double glazed windows to side. Wall mounted gas central heating boiler. Spotlights. Double glazed composite external door to side.

## STUDIO/BEDROOM

15' 7" x 14' 0" (4.75m x 4.29m)  
Currently used as an art studio but easily used as an additional bedroom. Laminate wood flooring. Double glazed windows to both sides. Column radiator.

## HOBBY ROOM/STUDY

13' 11" x 11' 11" (4.26m x 3.64m)  
Another versatile space, alternatively used as a bedroom. Laminate wood flooring. Double glazed window to side. Radiator.



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## WC/SHOWER ROOM

9' 2" x 6' 6" (2.80m x 1.99m) max

A stylish suite to include low level WC, wash hand basin with slate worktop and walk-in shower with glass screen, rainfall shower head and separate handheld attachment. Tiled splash backs. Ladder radiator. Double glazed window to side. Spotlights and extractor fan. Large under stair storage cupboard.

## FIRST FLOOR LANDING

24' 2" x 16' 3" (7.39m x 4.97m)

Approached via a natural wood staircase with glass panels leading to the exceptionally spacious first floor landing with tall vaulted ceiling and natural exposed beam, enjoying lovely open views through many windows giving an impression of an open woodland setting, galleried landing area overlooking the entrance hallway, two radiators. Doors to all rooms.

## PRINCIPAL BEDROOM SUITE - DRESSING ROOM

9' 10" x 9' 1" (3.02m x 2.79m)

Accessed from the landing, a through dressing room with window overlooking the garden, opening to ensuite and door to bedroom one.

## BEDROOM ONE

16' 3" x 12' 11" (4.96m x 3.96m)

An exceptional principal bedroom with high vaulted ceiling, patio doors opening to a Juliet balcony and enjoying views over the rear garden and beyond, additional window to other side, radiator, door to dressing room and ensuite.

## EN-SUITE SHOWER ROOM

9' 10" x 6' 7" (3.02m x 2.03m)

A spacious ensuite with white suite comprising low level wc, vanity wash basin with storage below, walk in shower cubicle with twin chrome shower above wall tiling to splash back area, tiled flooring, window to rear, extractor fan and chrome heated towel rail.

## BEDROOM TWO

16' 2" x 11' 0" (4.95m x 3.36m)

A further exceptional bedroom with tall vaulted ceiling, windows to three aspects, built in storage cupboard, laminate flooring, radiator and door to ensuite.

## JACK AND JILL EN-SUITE

9' 4" x 5' 9" (2.86m x 1.77m)

Modern white suite comprising low level wc, vanity wash basin with storage below, walk in shower with side screen glass panel, twin head chrome shower, obscure glass window, extractor fan, chrome heated towel rail, doors to bedroom two and three.

## BEDROOM THREE

12' 1" x 8' 2" (3.70m x 2.50m)

Enjoying delightful mountain views, currently utilised as a dressing room for bedroom two but versatile use as a good sized bedroom with door to Jack and Jill ensuite and landing. Radiator.

## BEDROOM FOUR

12' 4" x 9' 6" (3.78m x 2.90m)

Overlooking the rear garden, a further double bedroom, radiator.

## FAMILY BATHROOM

9' 9" x 6' 0" (2.99m x 1.85m)

Quality white suite comprising low level wc, vanity wash basin with storage below, bath with twin head chrome shower, quality marble effect tiles to bath and shower splash back area, tiled flooring, obscure glass window, extractor fan and chrome heated towel rail.

## OUTSIDE - REAR GARDEN

A delightful, South facing rear garden enjoying a serene setting with large paved patio leading onto an area of lawn and steps down to beds of plants, shrubs and maturing trees leading down to a further level area with potential for home allotment or building of a home office or garden room (subject to planning). Towards the end of the plot is a stream and further land beyond which adjoins the golf course.

## FRONT GARDEN

Area of lawn and pathway to front door.

## SIDE DRIVEWAY

Long driveway with parking for approx four cars approached via stone entrance pillars leading to garage.

## GARAGE

Detached single garage with additional storage to rear and outside toilet.

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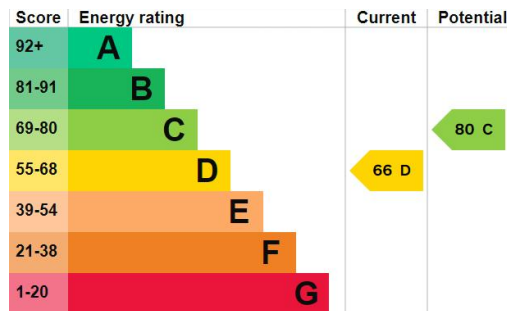




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**Radyr** 029 2084 2124

Radyr, 6 Station Road, Radyr, Cardiff, South  
Glamorgan, CF15 8AA



**mgyc.co.uk**

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