



49 MOUNTAIN ROAD

CAERPHILLY CF83 1HH

ASKING PRICE OF

£799,950



DETACHED HOUSE



4



2



3



3

****DETACHED PROPERTY**FOUR/FIVE DOUBLE BEDROOMS**SUBSTANTIAL REAR GARDEN**MOUNTAIN VIEWS**** An immaculately presented four/five bedroom detached family home with impressive Mountain View's. To the ground floor; a light, spacious hallway, cloakroom, sitting room/bedroom with double French doors, the integral garage and workshop are accessible from the hallway via an oak door. To the first floor; cloakroom, hallway with patio door access to the balcony, a spacious family lounge with double patio doors leading onto the balcony, double pocket doors opening into an open plan kitchen/dining/family room and utility room. Bi-fold doors opening into the beautifully maintained, large rear garden with views of the woodland. To the second floor; master bedroom with en-suite and balconet with full height doors overlooking mountain views, three further double bedrooms and family bathroom. Garage and large driveway. EPC Rating: B

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.

GROUND FLOOR

ENTRANCE

ENTRANCE HALLWAY

Entered via a modern composite door; light spacious hallway. Radiator. Slate flooring. Quarter turning staircase with oak treads leading to first floor. Oak doors to all rooms and garage.

SECOND RECEPTION ROOM/BEDROOM FIVE

25' 11" x 10' 2" (7.92m x 3.12m)

Currently being used as an office and gym, a spacious second reception room or bedroom annex. Two radiator. Slate tiled flooring. Double French doors to front.

CLOAKROOM

6' 2" x 3' 0" (1.90m x 0.93m)

Modern white suite, low level WC, wash hand basin with chrome mixer tap and vanity, chrome heated towel rail and extractor fan. Continuation of slate flooring. Half wall tiling.

TENURE: FREEHOLD

COUNCIL TAX BAND: G

FLOOR AREA APPROX: 2463 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

FIRST FLOOR

LANDING

Landing area with wood effect tiled flooring. uPVC sliding doors leading onto decked balcony with glass balustrade. Radiator. Doors leading to all rooms.

CLOAKROOM TWO

7' 1" x 4' 4" (2.16m x 1.34m)

Modern white suite, low level WC, wash hand basin with chrome mixer tap and vanity. Chrome heated towel rail. Extractor fan. Continuation of wood tiled flooring. Obscured glass uPVC window to front.

LOUNGE

13' 7" x 12' 1" (4.16m x 3.70m)

A good sized family lounge with a continuation of the wood effect tiled flooring. Radiator. uPVC sliding doors opening onto balcony to front. Mountain View's. Double oak pocket doors spending into kitchen/dining/family room.

OPEN PLAN KITCHEN/DINING/FAMILY ROOM

30' 4" x 15' 7" (9.27m x 4.75m)

A spacious open plan kitchen/dining/family room. Appointed along two sides; low level, modern high gloss cabinets beneath quartz worktops, inset 1.5 bowl composite sink with chrome hose mixer tap, 'Rangemaster' double oven with six ring gas hob, integrated dishwasher, and space for American fridge freezer. Island with breakfast bar. Ample space for dining room table and seating area. Pantry with oak door. Continuation of tiled flooring. uPVC window to rear. Bi-fold doors opening into the beautifully maintained rear garden. Door to utility room.

UTILITY ROOM

9' 11" x 7' 0" (3.03m x 2.15m)

Low level high gloss cupboards beneath quartz worktop, stainless steel sink with chrome, hose mixer tap and drainer, plumbing for washing machine and space for tumble dryer. Wall mounted 'Ideal Logic' combi boiler. Continuation of the tiled flooring. Radiator. uPVC window and door to side.



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SECOND FLOOR

LANDING

Large storage cupboard housing hot water cylinder. Access to part boarded loft space with drop down ladder and light. Oak doors leading to all rooms.

BEDROOM ONE

15' 0" x 12' 1" (4.59m x 3.69m)

Juliet balcony with uPVC sliding doors. Picturesque Mountain View's. Master bedroom with wardrobes to one wall, radiator. Oak doors leading to en-suite.

ENSUITE

7' 0" x 3' 1" (2.14m x 0.95m)

Modern white suite; low level WC, wash hand basin with black mixer tap and vanity, shower cubicle with dual headed black shower and glass sliding door. Full wall tiling. Tiled flooring. Chrome heated towel rail. Spotlights. Extractor fan. Obscured glass uPVC window to side.

BEDROOM TWO

12' 7" x 10' 7" (3.86m x 3.23m)

A second double bedroom with mountain views to the front. Radiator. uPVC window to front.

BEDROOM THREE

10' 7" x 10' 6" (3.24m x 3.22m)

A third double bedroom with beautiful views of the woodlands and farmland. Radiator. uPVC window to rear.

BEDROOM FOUR

12' 0" x 10' 7" (3.66m x 3.24m)

A fourth double bedroom beautiful views of the woodlands and farmland. Radiator. uPVC window to rear.

FAMILY BATHROOM

7' 0" x 4' 8" (2.14m x 1.44m)

Modern white suite, low level WC, wash hand basin with chrome mixer tap and vanity, bath with dual headed chrome shower, chrome mixer tap and glass shower screen. Full wall tiling. Tiled flooring. Spotlights. Extractor fan. Chrome heated towel rail. Obscured glass window to rear.

OUTSIDE

REAR AND SIDE GARDEN

An exquisite, stone walled, large, beautifully manicured and well-maintained wrap around rear garden with lovely outlook onto Caerphilly Mountain woodland and agricultural farmland. Bi fold doors opening onto a large 8m x 4m, stone, paved patio area. Area of slate stones bordered by a stone wall with steps leading to a large area of lawn. To the side is a landscaped area with stones, wooden sleepers, a large, raised bed rose garden, mature shrubs and further wood chipping seating area. Steps leading to flower beds. Stone walled garden with a double timber fence separating neighbours and established beech trees enclose the garden. Outside tap. Timber gate to side for access.

FRONT

Tucked away at the top of a cul-de-sac. Driveway with parking for approximately six vehicles.

GARAGE

25' 3" x 11' 7" (7.7m x 3.55m)

Electric door, power and lighting. Door leading to workshop.

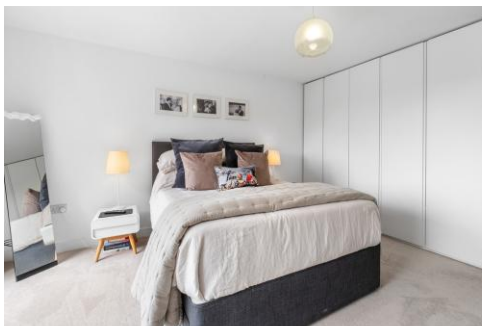
WORKSHOP

7' 10" x 6' 3" (2.40m x 1.93m)

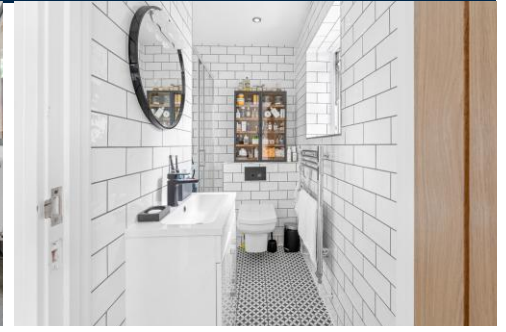
Power and lighting.



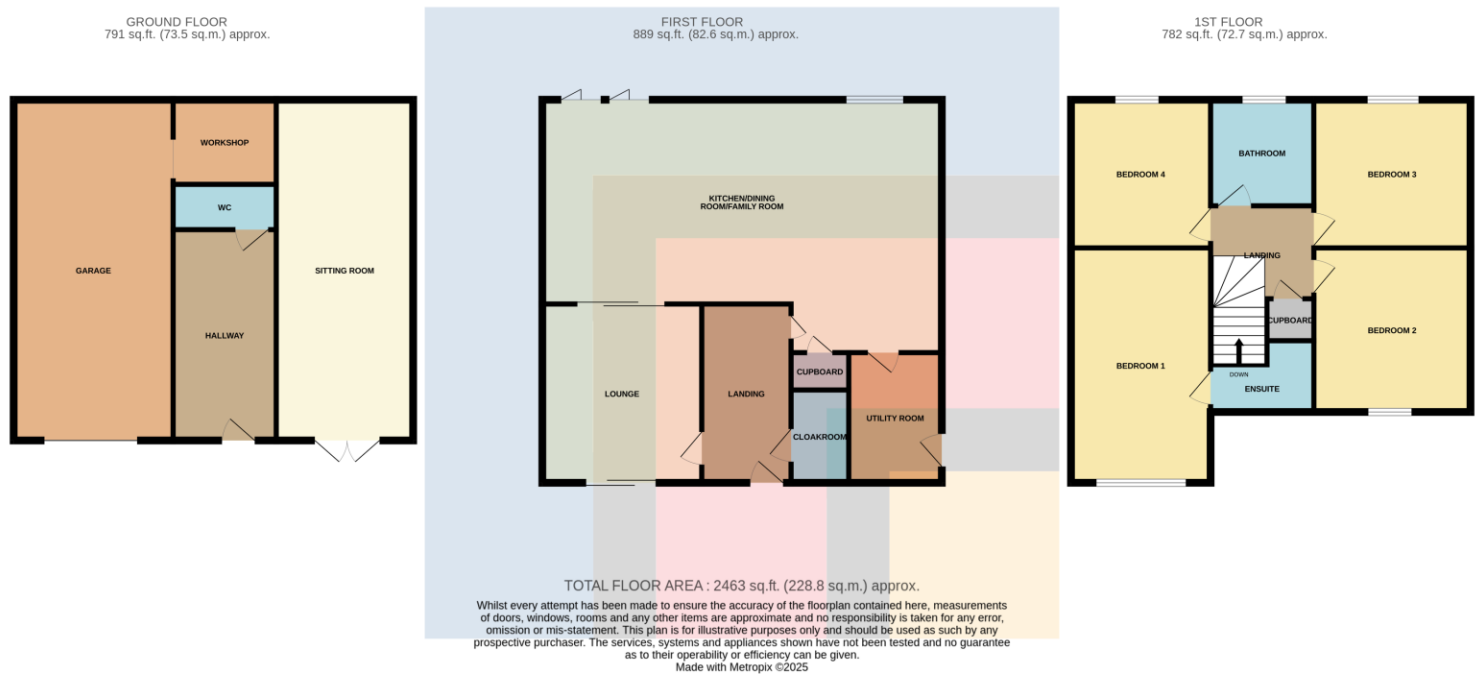
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Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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