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Heol Harry Lewis, Nelson Treharris

£625,000

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About the property

An exceptional opportunity presents itself with the sale of this deceptively spacious, individually designed and constructed five-bedroom detached family home, arranged over three floors and occupying a generous, larger-than-average plot. This beautifully appointed residence offers high-quality living accommodation throughout, thoughtfully laid out to meet the demands of modern family life.

Externally, the property boasts an impressive, landscaped rear garden, offering both beauty and privacy. A substantial outbuilding at the rear provides excellent potential for use as a home office, workshop, or studio. To the front, a driveway offers ample off-road parking.

Conveniently located within walking distance of the village centre, the home benefits from easy access to local amenities, including bus services, a range of shops, and schools catering up to junior levels. The A470 is just a short drive away, providing swift access to Merthyr Tydfil, Pontypridd, Cardiff, and the surrounding areas. The nearby villages of Nelson and Caerphilly offer further amenities and leisure opportunities, while the proximity to the Taff Trail makes this an ideal setting for enthusiasts of walking, cycling, and horse riding.

Accommodation

Summary

An exceptional opportunity presents itself with the sale of this deceptively spacious, individually designed and constructed five-bedroom detached family home, arranged over three floors and occupying a generous, larger-than-average plot. This beautifully appointed residence offers high-quality living accommodation throughout, thoughtfully laid out to meet the demands of modern family life.

Upon entering the property, you are welcomed into a central hallway which leads to a private study, a generous lounge, and a stylish cloakroom/WC. The heart of the home is undoubtedly the expansive open-plan kitchen, measuring an impressive 32'8" by 22'7" at its maximum points. This luxurious space seamlessly incorporates a contemporary kitchen with high-end finishes, a dining area, and an inviting sitting area, ideal for both family living and entertaining. A separate utility room offers additional practicality.

The first-floor hosts three well-proportioned bedrooms, including a remarkable principal suite complete with a striking vaulted ceiling, dedicated dressing area, and a modern en-suite bathroom. A beautifully finished family bathroom serves the remaining bedrooms on this floor. The second-floor features two further spacious double bedrooms and an additional bathroom, perfect for accommodating a growing family or guests.

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Location

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Entrance Hallway

Enter via UPVC double glazed door to hallway. Stairs to first floor. Door to WC, glazed doors to study, lounge and kitchen. Stairs to first floor. Contemporary style radiator.

Study

15' 9" max into bay x 12' 8" (4.80m max into bay x 3.86m)
UPVC double glazed bay window to front elevation. UPVC double glazed window to side elevation. Wood laminate flooring. Fitted office furniture including desk and shelving.



Lounge

19' 4" max into bay x 12' 8" (5.89m max into bay x 3.86m)
UPVC double glazed bay window to front elevation. Amtico LVT flooring.

Wc

Comprising close coupled WC and wash hand basin. Slate flooring. Opaque window to side. Radiator.

Open Plan Kitchen/Sitting Room

32' 8" max x 22' 7" max (9.96m max x 6.88m max)
This impressive open-plan space seamlessly combines the kitchen, dining, and sitting areas, creating an exceptional environment for modern living and entertaining. The contemporary kitchen is fitted with an extensive range of base units topped with elegant Quartz work surfaces, incorporating a double Belfast sink with mixer taps. A Rangemaster oven with a cooker hood above forms a striking focal point, complemented by matching wall-mounted cupboards. There is ample space for an American-style fridge freezer, alongside an integrated dishwasher for convenience. A feature centre island provides additional storage and incorporates a stylish breakfast bar, all set against beautiful slate flooring that extends throughout the space.



Natural light floods the room through a UPVC double-glazed window positioned to the rear elevation, with a further UPVC window also overlooking the rear garden. The kitchen opens directly into the dining area, where two additional windows and three sets of French doors invite an abundance of light and offer effortless access to the garden. The slate flooring continues into the sitting area, which features another UPVC double-glazed window and a radiator, ensuring a warm and inviting atmosphere.

A striking feature of the space is the bespoke Oak and glass installation, which creates an additional area that could accommodate a second dining table or be adapted for a variety of uses. A further UPVC double-glazed window to the side elevation completes this remarkable, flexible living area.

Utility Room

Comprising base units with laminate worktops. Plumbing for washing machine. Wall mounted Ideal gas boiler. Tiled splashbacks. Opaque UPVC double glazed door to side. Slate flooring.



First Floor Landing

Doors lead to the bedrooms, bathroom, and a useful storage cupboard. A radiator provides warmth to the space, while a staircase rises to the second floor. The area is enhanced by a striking feature Oak and glass balustrade with a matching handrail, adding a stylish and contemporary touch.

Bedroom Two

16' 2" max into bay x 12' 7" (4.93m max into bay x 3.84m)

UPVC double glazed bay window to front elevation with feature window seat. Radiator. Door to dressing room which has storage and shelving as well as hanging rails.

Bedroom Three

16' 3" x 12' 7" (4.95m x 3.84m)

Radiator. UPVC double glazed window to front elevation with feature window seat and access to dressing room with storage, shelving and hanging rails.

Family Bathroom

The bathroom is elegantly appointed with a feature roll-top bath set on traditional claw and ball feet, complete with mixer taps and a handheld shower attachment. A close-coupled WC, a bidet, and a classic pedestal wash



hand basin further enhance the space. The walls are fully tiled, providing a sleek and cohesive finish, while the ceramic tiled flooring adds both style and practicality. A heated towel rail ensures comfort, and inset spotlights set into the ceiling provide a bright and contemporary ambience.

Bedroom One

19' 7" x 13' 5" (5.97m x 4.09m)

This is a stunning feature room, enhanced by a vaulted ceiling that adds an impressive sense of space and character. A UPVC double-glazed window to the rear elevation allows for plenty of natural light, while a radiator ensures the room remains comfortable throughout the seasons. The space flows seamlessly into a dedicated dressing area, fitted with hanging rails for convenient storage, and served by an additional radiator. A door leads from the dressing area into the en-suite bathroom.

Ensuite

The en-suite features a modern suite comprising a double shower cubicle fitted with a rainfall shower and an additional handheld attachment. A close-coupled WC and a wash hand basin set within a sleek vanity unit complete the contemporary design. The space is finished with tiled flooring and complementary tiled splashbacks, while an opaque UPVC double-glazed



window to the rear elevation provides natural light and privacy. Additional features include a heated towel rail, inset spotlights, and an extractor fan for added comfort and convenience.

Second Floor Landing

Bedroom Four

14' 9" x 12' 11" (4.50m x 3.94m)

UPVC double glazed window to side elevation. Door to storage into eaves.

Bathroom

Comprising bath with mixer taps and shower attachment, close coupled WC and wash hand basin set in vanity unit. Ceramic tile flooring. Tiled splashbacks.

Bedroom Five

14' 9" x 12' 10" (4.50m x 3.91m)

UPVC double glazed window to side elevation. Radiator. Wood laminate flooring. Two storage cupboards into eaves.



Outside

The property occupies a superbly sized plot, featuring a block-paved driveway to the front providing ample parking for several vehicles. To the rear, there is a generously proportioned landscaped garden, designed for both relaxation and entertaining, which includes a spacious paved patio area and two well-maintained lawns. The garden also offers access to a useful outbuilding and is enclosed by a combination of fencing and walling, ensuring a high degree of privacy and security.

Outbuilding

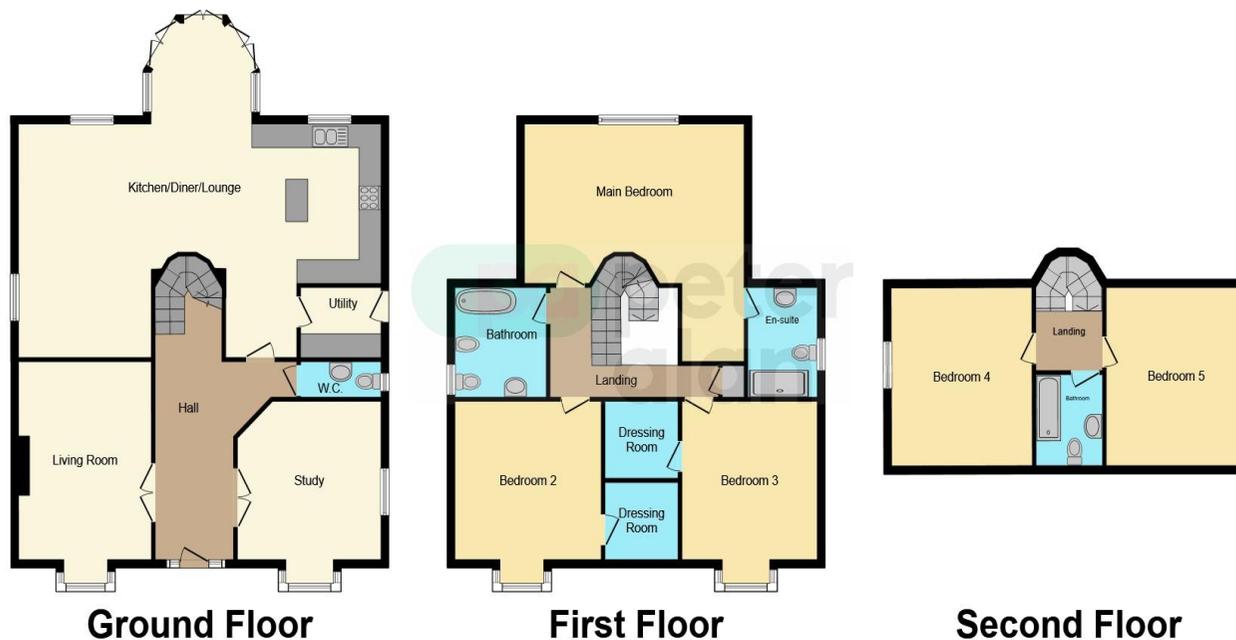
10' 11" x 17' 10" (3.33m x 5.44m)

Access via opaque UPVC double glazed double doors.
Opaque UPVC double glazed window. Power and light.



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