



GREG ROBERTS & CO

ESTATE & LETTING AGENTS

Sycamore House
Old Brewery Lane
Rhymney
Caerphilly County
NP22

£439,950



- Impressive Detached Family Home
- Master With En-Suite Plus Three Further Double Bedrooms
- Stunning Family Bathroom With Double Sink And Storage
- Beautiful Private Plot With Landscaped Gardens To The Front & Rear
- Quiet Location With Excellent Road & Rail Links
- Spacious Kitchen & Dining Room
- Two Grand Reception Rooms With Feature Victorian Fireplaces
- Utility Room And Downstairs Cloakroom
- Driveway With Ample Parking For Multiple Vehicles
- Integral Garage With Possibility To Convert To Annex/Office/Workshop/Gym

Ref: PRA10774

Viewing Instructions: Strictly By Appointment Only



General Description

Sycamore House is an impressive and spacious detached four bedroom family home set on a substantial plot with beautiful, established gardens, plenty of off-road parking and an integral double garage.

This exquisite property is offered for sale for the first time in more than 40 years. It boasts a grand entrance hallway with a feeling of excellent space extending through to the reception rooms, both with original Victorian feature fireplaces. The generously sized kitchen and dining room is a great area for entertaining with double doors leading to the rear garden. On the first floor, the feeling of space continues with a huge, well-presented master bedroom and en-suite. There are three further large bedrooms and a luxurious family bathroom.

Sycamore House welcomes you via a private driveway leading to ample parking and a double garage. The garden and grounds surround the house and are complimented by the mature trees and shrubs. The current owner is in the process of landscaping the rear garden and installing a brand new timber border fence, creating additional space and privacy. The large garage is double skinned offering further potential for an annex conversion or another room.

Situated in a sought after area in the town of Rhymney in the heart of South Wales, the property is ideally located close to all local amenities and within walking distance of the train station, which provides direct routes to Cardiff in approx. 1 hour. There are also good road links to surrounding towns and further afield to Swansea, Newport and Cardiff via the 'A465 'Heads of the Valley' link road and the A470.

A perfect family home and an absolute must see!

EPC Rating: C

Council Tax Band: F

Local Authority: Caerphilly County Council

Accommodation

Entrance

White steel door into Entrance Hallway.

Entrance Hallway (17' 1" x 10' 4") or (5.20m x 3.16m)

Tiled floor and a smooth ceiling, Part carpet/part wood stairs to first floor, radiator, white gloss double doors to Reception Room One, white gloss double doors to Reception Room Two, white gloss door to W/C, white gloss door to useful under stairs storage cupboard, white gloss door to Kitchen / Diner.

Reception Room 1 (26' 4" x 13' 7") or (8.03m x 4.13m)

Carpet as laid and a smooth ceiling, large radiator, open fireplace with original Victorian marble surround, two uPVC and double glazed windows to the front and two uPVC and double glazed windows to rear.

Reception Room 2 (13' 9" x 11' 6") or (4.19m x 3.50m)

Laminate flooring and a smooth ceiling, open fireplace with original Victorian marble surround, radiator, two uPVC and double glazed windows to front.

Downstairs WC (5' 3" x 4' 9") or (1.59m x 1.46m)

Tiled flooring and a smooth ceiling, W/C, pedestal wash hand basin and a radiator.

Kitchen (13' 8" x 11' 5") or (4.17m x 3.48m)

Laminate flooring and a smooth ceiling with spotlights, range of cream base and eye level units, integrated gas hob, electric oven with extractor fan over, space for dishwasher, radiator, uPVC and double glazed window to rear, white gloss door to utility room.

Dining Area (11' 5" x 10' 4") or (3.48m x 3.16m)

Laminate flooring and a smooth ceiling, radiator, uPVC and double glazed sliding patio doors to rear.

Utility Room (8' 6" x 5' 3") or (2.60m x 1.59m)

Laminate flooring a smooth ceiling, worktop with space underneath for washing machine, tumble dryer, fridge and freezer. Wall mounted "Worcester" combi boiler, uPVC and obscured double glazed door to side.

L-shaped Landing (15' 5" Max x 8' 3" Max) or (4.71m Max x 2.51m Max)

Wooden flooring and a smooth ceiling, doors to bedrooms, family bathroom and a useful airing/storage cupboard.

Family Bathroom (11' 7" x 8' 4") or (3.52m x 2.53m)

Laminate flooring, a smooth ceiling and part tiled walls. Panel enclosed bath, W/C and a double basin unit with ample storage beneath. uPVC and obscured double glazed window to rear.

Master Bedroom (20' 3" x 13' 9") or (6.17m x 4.19m)

Wooden flooring and a smooth ceiling, radiator, two uPVC and double glazed windows to front, white gloss door to en-suite.

En Suite (8' 4" x 8' 2") or (2.53m x 2.50m)

Wooden flooring and a smooth ceiling, radiator, double walk-in shower enclosure with "Triton" electric shower, pedestal wash hand basin, W/C, uPVC and obscured double glazed window to rear.

Bedroom 2 (11' 6" Max x 10' 5" Max) or (3.50m Max x 3.18m Max)

Wooden flooring and a smooth ceiling, radiator, uPVC and double glazed window to front.

Bedroom 3 (13' 7" Max x 11' 4" Max) or (4.15m Max x 3.45m Max)

Wooden flooring and a smooth ceiling, radiator, uPVC and double glazed window to rear.

Bedroom 4 (17' 0" x 13' 7") or (5.19m x 4.13m)

Wooden flooring and a smooth ceiling, radiator, two uPVC and double glazed windows to front.

Outside/Front

Driveway providing off road parking for 3+ vehicles. Large garden mainly laid to lawn with mature plants and trees. Side access to rear garden. Entrance to integral garage.

Integral Garage (29' 8" x 7' 10") or (9.05m x 2.40m)

Block built with and up & over garage door. Offers potential for further storage to be installed within the roof area. Multiple electricity points.

Outside/Rear (14' 05" x 63' 0") or (4.39m x 19.20m)

Steps up to level lawn area bordered by mature trees and brand new timber fencing. Door to rear of integral garage.

Services

Mains water, mains electricity, mains gas, mains drainage

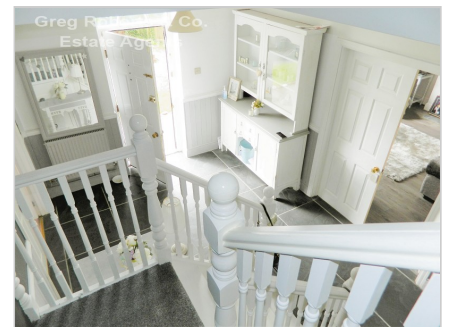
EPC Rating:73

Tenure

We are informed that the tenure is Freehold

Council Tax

Band F





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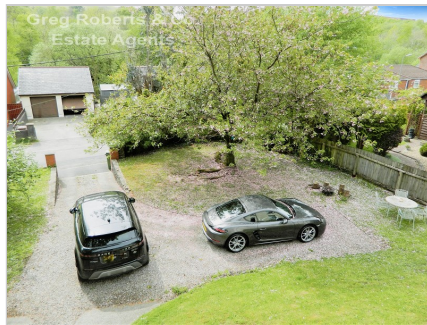
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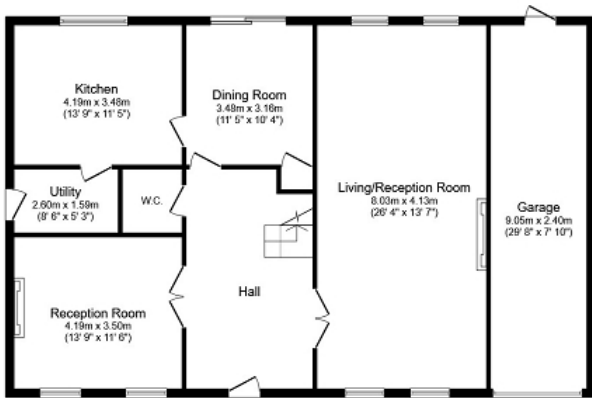


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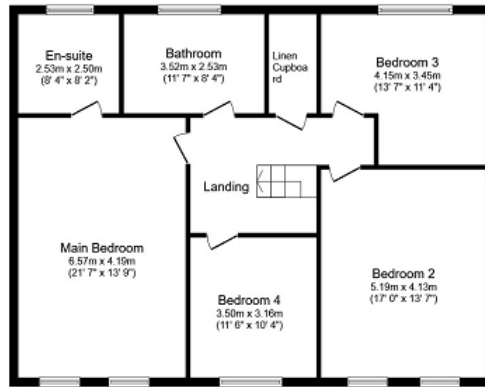
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Ground Floor



First Floor

Total floor area 234.9 sq.m. (2,529 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £225,000. From £225,001 to £400,000 - 6% of Purchase Price. From £400,001 to £750,000 - 7.5% of Purchase Price. From £750,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith 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.