



Taff Merthyr House
Trelewis | Cardiff | CF46 6RD

FINE & COUNTRY



Step inside

Taff Merthyr House

Guide price £900,000

Set on a glorious Welsh mountainside with stunning views, this exceptionally well presented, versatile lodge style property is located within a small town in the Taff Bargoed Valley. Nestling within a woodland setting on a plot of approximately 2 acres, this fabulous family home, formerly the office building for the local coal mines has been redeveloped over the years to now offer substantial and extensive living accommodation with the benefit of an attached annexe which is completely self-contained.

The property can be approached via two driveways. The north driveway is lined with Victorian lampposts and, about half way along benefits from water, electricity and sewerage supply, therefore, ideal to erect a lodge, summer house/office, etc. The north driveway is also part of a bridleway and the surrounding area has good hacking. The south driveway is lined with large cherry blossom trees, which are a magnificent feature in the spring flowering season. The driveways culminate in a parking area to the front and side of the house. The gardens are spectacular and have been well maintained by the current owners and landscaped to take full advantage of the setting. The secluded garden is mainly laid to lawn with a variety of mature trees. There is also a private hot tub area with stunning views, and terrace. There is also a large outbuilding, currently used as an aviary (with electricity and water) which has separate areas possibly to keep a range of animals in. With magnificent views over Parc Taf Bargoed, a glorious country park with valley landscapes, alive with wildlife and a haven for nature, and also ideal for activities such as fishing, canoeing/kayaking, and horse riding, the property is also ideal for the cyclist/walker with the Taff Trail on the doorstep.

Internally the property offers substantial and flexible living accommodation which is entered via a large hand made oak porch into an impressive entrance hall, well fitted kitchen with breakfast island, open through to the living room with a magnificent double sided open fireplace with log burner and patio doors leading to the garden. A separate dining room enjoys dual aspect views. There is also a utility room with access through to the garden and a ground floor shower room. The games room has a full size snooker table in and there is also a cinema room, study and 19ft bedroom with door to the front aspect and en-suite including his and hers' basins and roll top bath. The self-contained annexe can be accessed externally and internally and comprises a 25ft lounge/kitchen, separate wc and bedroom with bath. There are a further five bedrooms and spacious family bathroom to the first floor. The 23ft master bedroom has an en-suite with Jacuzzi corner bath and separate jet shower. Five of the bedrooms enjoy mountain views.

This luxurious home is only 25 mins from Cardiff and 20 mins from the Brecon Beacons and benefits from stunning countryside views, disabled access with ground floor bedroom, wet room and extra wide doorways. With geo-thermal heating and solar panels, the property is run on eco friendly technology and has underfloor heating.

DIRECTIONS

Head east on Bargoed Terrace/B4254 towards Williams Terrace. Bargoed Terrace/B4254 turns slightly left and becomes Fox Street. Turn left onto B4254. Turn left onto High Street/B4255. Continue to follow B4255. In 1.1 miles take the left turning. Continue straight and in 1.3 miles turn right onto a Restricted-usage road. The property can be found at the end of the lane.



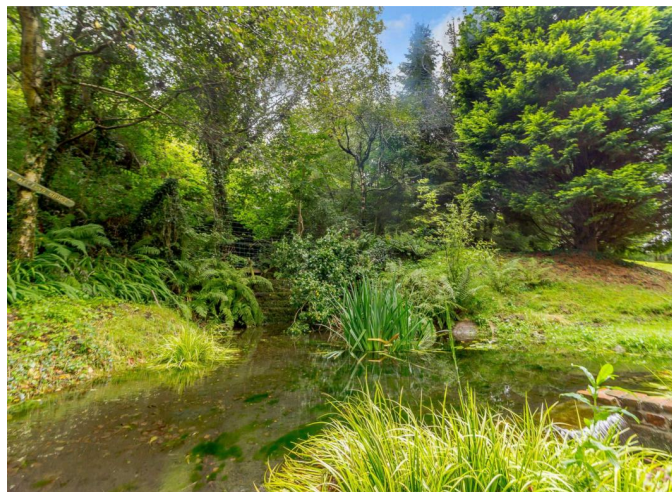






Step outside

Taff Merthyr House





Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Postcode: CF46 6RD | Tenure: Freehold | Tax Band: G | Authority: Merthyr Tydfil | Heating: Geothermal / Solar panels | Drainage: Private

*Internet speed according to the BT Availability Service using the postcode and landline
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(95-100) A			(82-100) A		
(85-95) B			(65-82) B		
(65-85) C			(50-65) C		
(50-65) D			(35-50) D		
(35-50) E			(22-35) E		
(22-35) F			(10-22) F		
(1-22) G			(1-10) G		
Net energy efficient - higher running costs			Net environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



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