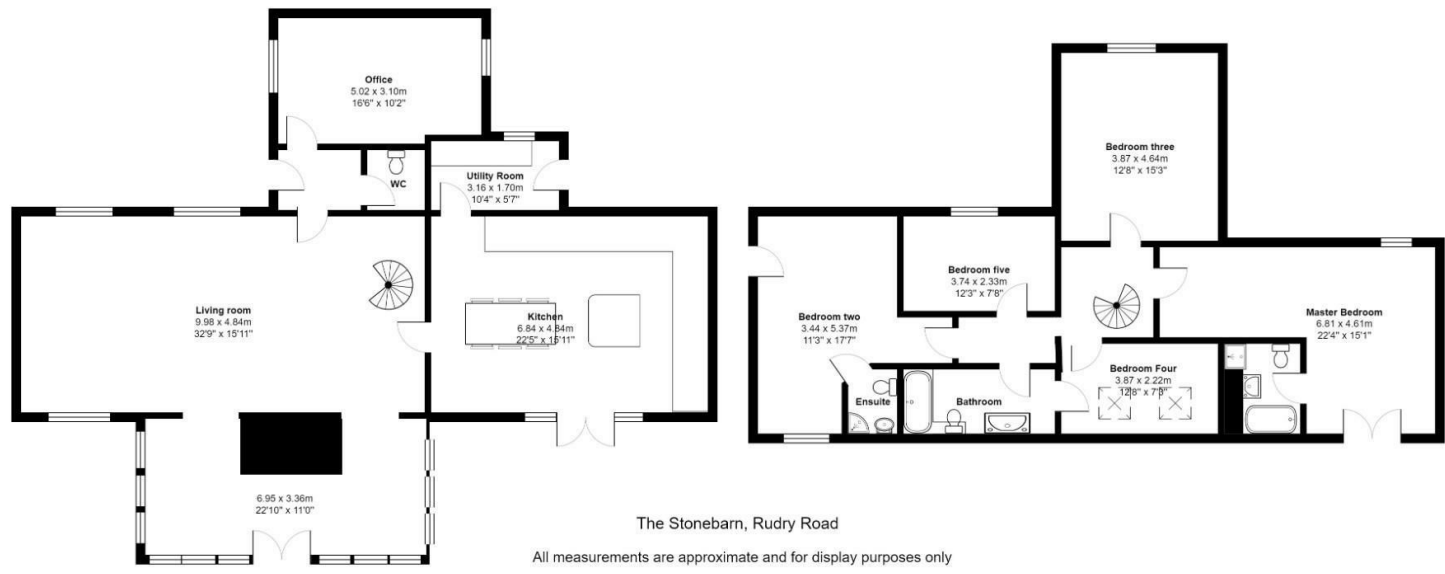




Rudry Road

5 Bedrooms - Caerphilly - CF83 3DD - £925,000 Freehold



Virtual Reality & 3D Scaled models of all of our properties for sale. You can even walk around them on our website



Pontcanna
223-225 Cathedral Road
Pontcanna, Cardiff
CF11 9PP

Roath
38 Wellfield Road
Roath, Cardiff
CF24 3PB

Llanishen
54 Station Road
Llanishen, Cardiff
CF14 5LU

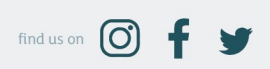
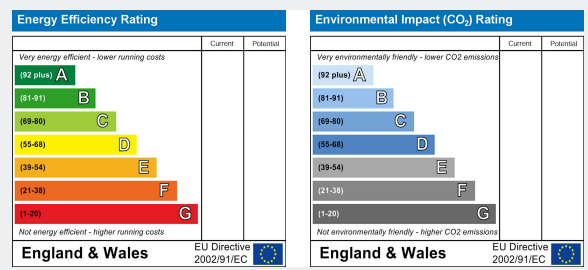
Cathays
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Cathays, Cardiff
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Entrance hall

With doors to office, WC and through to living room.

WC

Living room

9.98 x 4.84 (32'8" x 15'10")
Large & light living area set over two levels with wood flooring and boasting Vermont castings solid fuel burner. Opening through to sun/movie room.

Sun room/Movie room

To the rear of the property with windows to three sides, double doors to garden and benefiting from electric blinds, built in storage cupboards and wiring run into walls to support projector screen, projector and speaker set up. Portway landscape gas fire.

Kitchen/Dining room

6.94 x 4.34 (22'9" x 14'2")
Spacious kitchen/family room with a range of base and wall units set along two sides and island with additional storage as well as space for dining table. Boasting double door onto covered terrace and rear garden. Benefiting from underfloor heating.

Utility

3.16 x 1.7 (10'4" x 5'6")

Office

5.2 x 3.1 (17'0" x 10'2")
Separate home office with storage units along one wall and windows to side.

Master bedroom

6.81 x 4.16 (22'4" x 13'7")
With carpeted flooring, exposed beams, spotlights to ceiling, access to en suite bathroom and double glazed doors opening onto Juliet balcony.

En suite bathroom

With suite comprising roll top bath, wash hand basin, low level WC and single shower. Underfloor heating.

Bedroom two

3.4 x 5.37 (11'1" x 17'7")
Double bedroom with carpeted flooring, window to front aspect, single door with Juliet balcony and access to en suite shower room.

En Suite

Bedroom three

3.87 x 1.95 (12'8" x 6'4")

Bathroom/En suite

Bedroom four

3.74 x 5.37 (12'3" x 17'7")

Outside

The property is set on an excellent sized plot with driveway parking to front (driveway installed 2019) with large lawn area to rear. The rear garden further benefits from Glass covered patio area (2017, with 10 year warranty) Firepit and patio (2020), Double shed with workbench, Woodshed and covered storage area, additional sitting area and electric & water supply to both front and rear of the property.

Council tax band
Council tax band H

Additional information

The property benefits from a mains water supply and a mains electric supply.

Heating

A new Grant Vortex pro external condensing combi 36KW was installed July 2018 along with a new double skinned 1100ltr capacity oil storage tank.

Tenure

We have been advised that the property is freehold but this should be checked by your legal adviser.





A rare opportunity to acquire this unique and outstanding, detached barn conversion in the popular location of Rudry Road. The property has been modernised throughout and is set within an excellent sized plot with open views of the countryside to rear and front aspects. Briefly comprising entrance hall, office, WC and large living room with wood burner, sun/movie room with views to countryside, spacious kitchen/dining room with island, space for dining table and utility room to the ground floor. The first floor is accessed via spiral stairs from the living area and boasts two en suite bedrooms, another double bedroom, a fourth bedroom with door through to family bathroom and the fifth bedroom currently being utilised as a walk in wardrobe. Boasting gated driveway with parking for up to 6 cars and enclosed rear garden mostly laid to lawn with unspoiled countryside views along with a sunken firepit and a large glass covered veranda.

Take a walk through with our Virtual tour

- Detached Barn conversion
- Large rear garden
- Three Bathrooms
- Ample off road parking

2582.00 sq ft

