

Jeffrey Ross

STYLISH SALES
& LETTINGS
CARDIFF'S HOME FOR

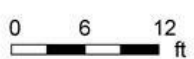


WAUNWAELOD WAY
CAERPHILLY MOUNTAIN

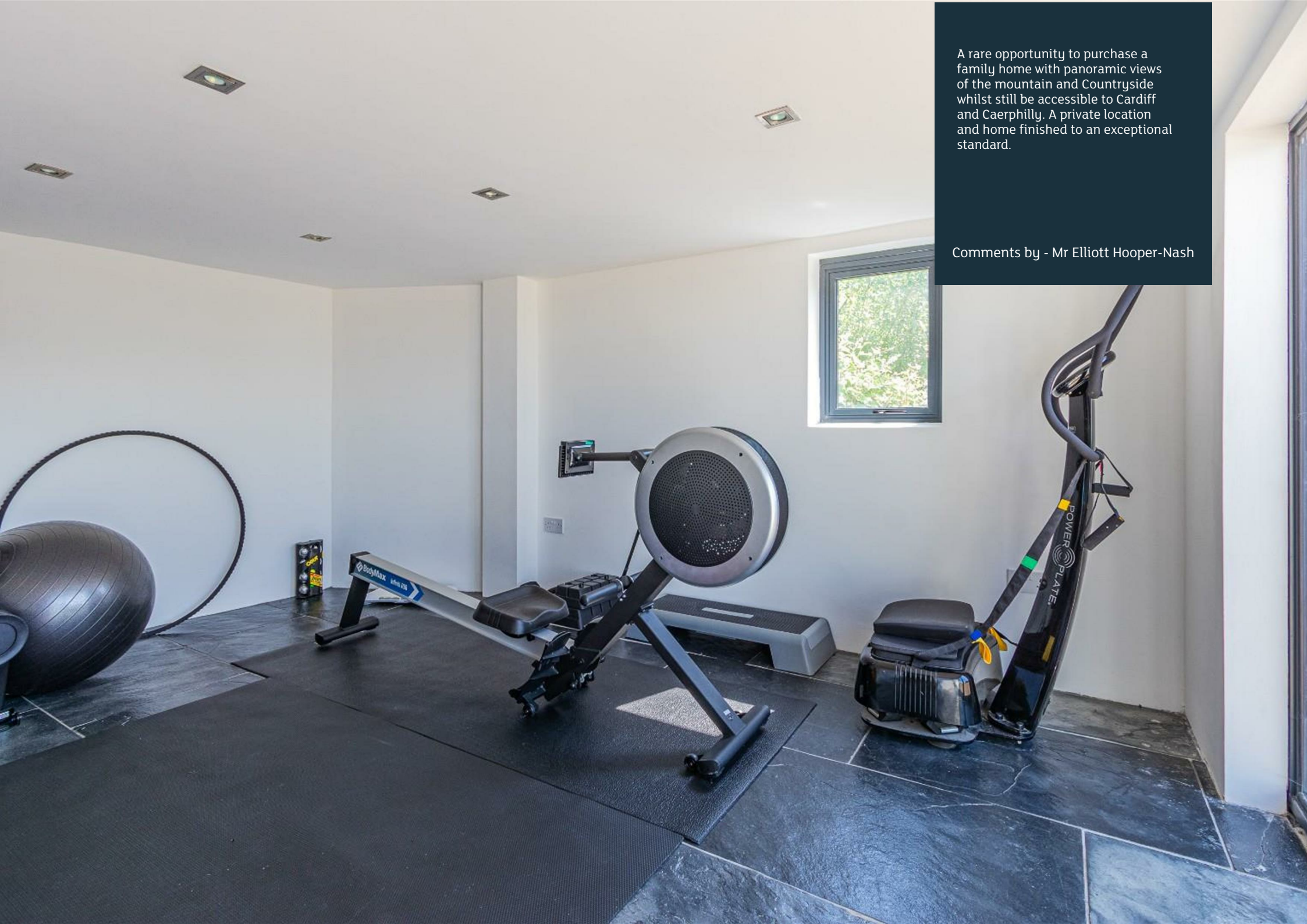


Treetops Lodge- Waunwaelod Way, Caerphilly, CRF

Interior Area: 4924.24 sq ft



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



A rare opportunity to purchase a family home with panoramic views of the mountain and Countryside whilst still be accessible to Cardiff and Caerphilly. A private location and home finished to an exceptional standard.

Comments by - Mr Elliott Hooper-Nash



WAUNWAELOD WAY

CAERPHILLY MOUNTAIN, CF83 1BD - ASKING PRICE
£1,495,000



5 Bedroom(s)



4 Bathroom(s)



4924.00 sq ft

JeffreyRoss are proud to offer this exceptional family home, located in the countryside surroundings of Caerphilly Mountain. The property is set of three floors in just under 5,000 SQFT of family home. This exceptional home sits in 1.08 of an acre with panoramic views of the country and mountain side whilst easily accessibly to both Cardiff and Caerphilly. Treetops Lodge was a former traditional cottage which has been vastly extended and much improved, retaining much charm and character. The property briefly comprises large reception hallway, inner hall, potential wet room, cloakroom, utility room and ample storage to rival a double garage on the lower level. To the upper ground floor there is a large Entrance hallway area which can be access via steps in the garden as this area adjoins the original cottage which could easily be utilised as an annex for this property if required. The heart of the home offers a superb 47ft open plan Kitchen/Diner/Lounge with a newly fitted Kitchen with integrated appliances and island. Just off this room is a spacious family sitting room and access to the original cottage which benefits a sitting room, Gym and first floor bedroom and ensuite accessed via an original inglenook staircase. To the first floor are four double bedrooms with tall ceilings and exposed beams, bedroom one with doors to the large terrace with open views and an exceptionally spacious ensuite and separate family bathroom. The property is approached via electric gates leading to a long sweeping drive providing parking for numerous cars, delightful lawned gardens to the front with extensive terrace areas off the front bedrooms and living areas.

Take a closer look at our Interactive Virtual tour to appreciate the size and finish of this exceptional home.

PROPERTY SPECIALIST

Mr Elliott Hooper-Nash
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Director





Lower Ground floor

Entry Foyer
8.03m x 8.79m widest points (26'4" x 28'10" widest points)

Utility
1.85m x 2.11m (6'1 x 6'11)

Plant Room
1.83m x 3.63m (6' x 11'11)

Wet Room
2.54m x 2.41m (8'4 x 7'11)

WC
2.54m x 2.41m (8'4 x 7'11)

Laundry Room
3.20m x 2.64m (10'6 x 8'8)

Storage
Multiple storage areas on the lower ground floor that rival the size of a double garage.

Upper Ground floor
Curved Stairs lead from the lower ground floor to the upper which can also be accessed via stairs from the garden and double doors entry from the terrace onto the Entrance hallway and original Cottage which could make the perfect annex if required.

WC

Entrance Hallway
Opening to family room, dining area, WC and door to potential annex, feature curved staircase to first floor.

Family Room
4.37m x 5.33m (14'4 x 17'6)

Kitchen
4.80m x 5.44m (15'9 x 17'10)

Dining Area
3.33m x 5.28m (10'11 x 17'4)

Living Room
6.78m x 7.14m (22'3 x 23'5)
Panoramic views of the country side and access to roof terrace

Potential Annex
Access via door in the family room into the original cottage

Living Room
4.06m x 7.29m (13'4 x 23'11)

Gym area

Stairs to first floor
access via original inglenook stair case to bedroom and bathroom

Bedroom Five
4.42m x 7.01m (14'6 x 23')

Bathroom
4.50m x 3.33m (14'9 x 10'11)

To the first floor from the main House
Featured curved staircase to the first floor landing

Master Bedroom
6.27m x 5.16m (20'7 x 16'11)

Ensuite
3.05m x 3.48m (10' x 11'5)

Roof terrace

Bedroom Two
5.46m x 3.25m (17'11 x 10'8)
Access to second roof terrace that links to bedroom Five

Bedroom Three
4.55m x 4.93m (14'11 x 16'2)

Bedroom Four
3.18m x 4.85m (10'5 x 15'11)

Family Bathroom
3.15m x 2.29m (10'4 x 7'6)

Gardens

The gardens surround the house to the front and are private from the road side. There is an adjacent field that could easily be utilised for keeping horse which is fenced and gated.

Driveway

Access via Electric gates on to a sweeping driveway leading up to the lodge.

Council Tax Band

Band F

Tenure

We are informed by our client that the property is Freehold, this is to be confirmed by your legal advisor.

Additional Information

Side terrace and BBQ / Bar area located off the kitchen diner with mountain views. Nearest Train stations are located in Caerphilly and Lisvane. Stylish Family Home that rivals most in size across Cardiff.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		68
(39-54)	E	39	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC 