

Jeffrey Ross

STYLISH SALES  
& LETTINGS  
CARDIFF'S HOME FOR



MOUNTAIN ROAD  
CAERPHILLY



## Mountain Rd, Castle Park, CAY

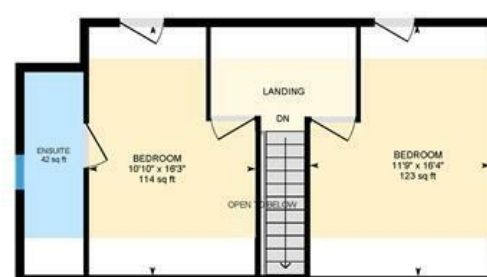
Main Building: Total Interior Area 1859.01 sq ft



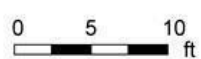
Ground Floor



1st Floor



2nd Floor





Nestled on Mountain Road in the charming town of Caerphilly, this stunning detached house is a true gem waiting to be discovered. Boasting three reception rooms, six bedrooms, and four bathrooms spread across 1,858 sq ft of living space, this property offers ample room for a growing family.

Comments by - Mr Elliott Hooper-Nash



## MOUNTAIN ROAD

CAERPHILLY, CF83 1HJ - ASKING PRICE - £750,000



6 Bedroom(s)



4 Bathroom(s)



1858.00 sq ft

**\*\* OPEN TO OFFERS - NO ONWARD CHAIN \*\*** Nestled on Mountain Road in the charming town of Caerphilly, this stunning detached house is a true gem waiting to be discovered. Boasting three reception rooms, six bedrooms, and four bathrooms spread across 1,858 sq ft of living space, this property offers ample room for a growing family.

Built in 2017, this modern home was thoughtfully designed and constructed to provide the utmost comfort and style. With a LABC 10-year warranty in place until 2027, you can have peace of mind knowing that this award-winning home has been recognised for its quality and craftsmanship.

One of the standout features of this property is its energy efficiency, thanks to the benefit of solar panels. Not only will you be reducing your carbon footprint, but you'll also enjoy the cost-saving advantages of an eco-friendly home.

Situated in a gated development, this property offers both security and privacy. With ample parking and a garage, convenience is at the forefront of this home's appeal. Whether you're hosting gatherings in the spacious reception rooms or unwinding in one of the six bedrooms, this house provides the perfect backdrop for creating lasting memories.

Don't miss out on the opportunity to make this meticulously crafted family home your own. Embrace the comfort, style, and sustainability that this property has to offer - schedule a viewing today and step into the future of modern living.

### PROPERTY SPECIALIST

**Mr Elliott Hooper-Nash**  
02920 499680  
Elliott@jeffreygross.co.uk  
Director





**Hallway**  
1.91 x 3.68 (6'3" x 12'1")

**Living Room**  
3.58 x 4.55 (11'9" x 14'11")

**Second Reception**  
3.56 x 4.45 (11'8" x 14'7")  
double doors lead to kitchen diner

**Kitchen / Dining / Family Room**  
7.54 x 3.51 (24'9" x 11'6")

**Utility**  
1.60 x 2.41 (5'3" x 7'11")

**Downstairs WC**  
1.60 x 1.02 (5'3" x 3'4")

**Double Garage**  
3.78 x 6.15 (12'5" x 20'2")

**To the first floor**

**Master Bedroom**  
3.56 x 2.87 (11'8" x 9'5")

**Walk in wardrobe**  
2.03 x 1.75 (6'8" x 5'9")

**Ensuite**  
1.45 x 1.65 (4'9" x 5'5")

**Bedroom Two**  
3.56 x 3.53 (11'8" x 11'7")

**Jack and Jill Bathroom**  
1.42 x 1.91 (4'8" x 6'3")  
Accessed off bedroom 2 and 3

**Bedroom Three**  
3.56 x 4.42 (11'8" x 14'6")

**Bedroom Four**  
3.58 x 3.40 (11'9" x 11'2")

**To the second floor**

**Bedroom Five**  
3.30 x 4.95 (10'10" x 16'3")

**Ensuite**  
4.04 x 1.17 (13'3" x 3'10")

**Bedroom Six**  
3.58 x 4.98 (11'9" x 16'4")

**Garden**  
Low maintenance West facing garden. large patio area, Astroturf lawn, space and power for hot tub side gate to gated parking area and door to garage.

**Driveway Parking**  
Parking for multiple vehicles access via electric gates.

**Garage**  
Large garage that benefits Solar panel controls and batteries, heating controls, car charging port and storage.

**Tenure**  
We are informed by our client that the property is freehold, this sit to be confirmed by your legal advisor.

**Council tax**  
Band - G

**School Catchment**  
Welsh Medium Primary School : Y.G.G. Y CASTELL  
Welsh Medium Secondary School : Y GWYNDY - YSGOL GYFUN CWM RHYMNI  
English Medium Primary School : THE TWYN SCHOOL  
English Medium Secondary School : ST. MARTINS COMPREHENSIVE SCHOOL

**Additional Information**  
10 year warranty until 2027  
No onward chain  
Underfloor heating throughout the ground floor  
Solar panels front, back and on garage  
LABC award winning home - Highly commended



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>86</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



