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CARDIFF

VALE

CAERPHILLY

BRISTOL



*St. Martins Road*

CAERPHILLY





Comments by Mr Ollie Vincent



**Property Specialist**

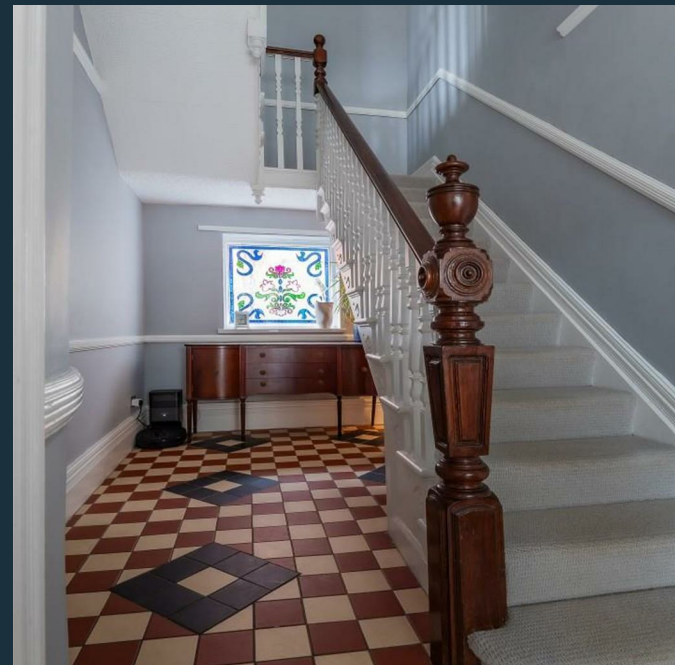
**Mr Ollie Vincent**

Senior valuer

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*This is an immaculately presented property that has been renovated to a beautiful standard. The home is full of character, yet has been modernised in a sensitive way... a true must see.. you really could move straight in! Call the office and book your viewing today.*

Comments by the Homeowner







# St. Martins Road

Caerphilly, Caerphilly, CF83 1EG

Asking Price

£725,000



4 Bedroom(s)



2 Bathroom(s)



1824.00 sq ft



Contact our  
**Brinsons Caerphilly Branch**  
029 20867711

Situated on the highly sought-after St. Martins Road in Caerphilly, this stunning detached house is a true gem that beautifully combines character, original features and modern living.

The property features four spacious reception rooms, perfect for both relaxation and entertaining guests. Boasting many impressive original features, the elegant wooden staircase, floor tiles, coving, picture rails and ceiling roses all add to the character of the property. while the exquisite fireplace in the dining room, adorned with beautiful tiling, adds a touch of historical charm. The sitting room has beautiful views out across the garden with a new log burner, creating a cosy and welcoming atmosphere.

This delightful home comprises four well-appointed double bedrooms, which have all been dressed to a very high standard. With new carpets, and a more modern colour scheme, the rooms flow effortlessly from one to another. The recently renovated bathroom and en-suite showcase high-quality finishes, with monsoon shower heads, heated towel rails in both. The addition of antique brass touches in the en-suite further enhance the overall appeal and aesthetic.

The high ceilings throughout the home create a bright and airy atmosphere, further enhancing the sense of space and light. Additionally, the property benefits from a brand new roof & fascias, ensuring peace of mind for the future.

Outside, the house offers parking for three vehicles, a valuable feature in this desirable area. The plot is huge, and includes generous lawned garden, patio area and decking. It is perfect for those who love an outdoor space. Its perfect for both entertaining, family gatherings and for young children.

Whether you are seeking a stylish family on the most sought after street in Caerphilly, this remarkable property is a rare find. this house presents an exceptional opportunity for those looking to embrace a comfortable yet elegant lifestyle. Call the office on 02920 867711, & book your viewing today!





Porch	Bedroom / walk in Wardrobe 8'10" x 10'2" (2.71 x 3.10)
Hall	Bedroom 13'3" x 10'9" (4.06 x 3.30)
Living Room 12'7" x 12'5" (3.84 x 3.80)	Bedroom / Office 9'3" x 6'11" (2.83 x 2.13)
Reception Room / Gym 10'9" x 13'3" (3.28 x 4.06)	Bathroom
Sitting Room 12'7" x 13'7" (3.84 x 4.16)	Garden
Dining Room 10'9" x 13'7" (3.28 x 4.16)	Tenure
W/C	We are informed by our client that the property is Freehold, this is to be confirmed by your legal advisor.
Kitchen 9'6" x 15'1" (2.91 x 4.60)	School Catchment
to the first floor	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
Bedroom 16'11" x 10'5" (5.16 x 3.20)	Council Tax
Ensuite	Band F

















Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	30	46
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

