



Somerset House, Somerset Lane
Cefn Coed | Merthyr Tydfil | Mid Glamorgan | CF48 2PA

STEP INSIDE

Somerset House

As you enter the property, you are greeted by a sizeable entrance hall leading off with three reception rooms. The first of which being a snug/ office area, perfect for families or people who work from home. The second and third is a beautiful formal living and dining area, with the same breath-taking views as well as a log burner. As you enter the family room to the rear of the property this could be used as a second snug or study space. This then leads to a large fitted kitchen. Featuring a stunning centre island, as well as wooden beams creating a modern but rustic feel, this is a stand out feature.

To the first floor you are greeted by a picture window over looking those amazing views, as well as access to all rooms including the attic via a loft ladder. The main bedroom is a light filled room, boasting a dressing area with fitted wardrobes. This bedroom benefits from an en-suite shower room, with twin vanity units. The second bedroom is a great sized double room, and also benefits from a sizable en-suite shower room.

Bedroom three is also a light filled double room, with views to the front. Bedroom four is a great sized room. The main bathroom has a gorgeous free- standing bathtub, with a pedestal basin. There are also fitted sliding doors giving access to storage and the boiler. There is also relevant plumbing for a washing machine.

- Stunning views over the valleys
- Outdoor heated endless pool
- Spacious modern kitchen
- Close to local amenities
- Open plan living and dining room
- Owned solar panels









SELLER INSIGHT

“It's been our family home for the past twenty years,” says the owner of this impressive Edwardian house on the edge of Merthyr Tydfil. “I brought up my three children here, and it's been the perfect place for family life – but now they've all flown the nest, it's time for someone else to enjoy everything this home has to offer.”

Built in 1908, the detached property stands in its own private grounds and combines period character with modern comforts. “What first attracted me was the symmetry and presence of the house, along with the south-facing front which opens up those stunning valley views. The proximity to the Brecon Beacons was also a huge draw – we've always loved the outdoors, and here you've got adventure right on your doorstep.”

The house is arranged over four floors, offering excellent flexibility and potential. “The attic covers the entire footprint of the house, with Velux windows already in place, so it's perfect for conversion. There's also a wine cellar, which could be adapted for all sorts of uses.” The property is not listed, making future alterations straightforward. “The large garage with upper-level home office space adds real practicality, while the modern kitchen extension creates a welcoming heart to the home.”

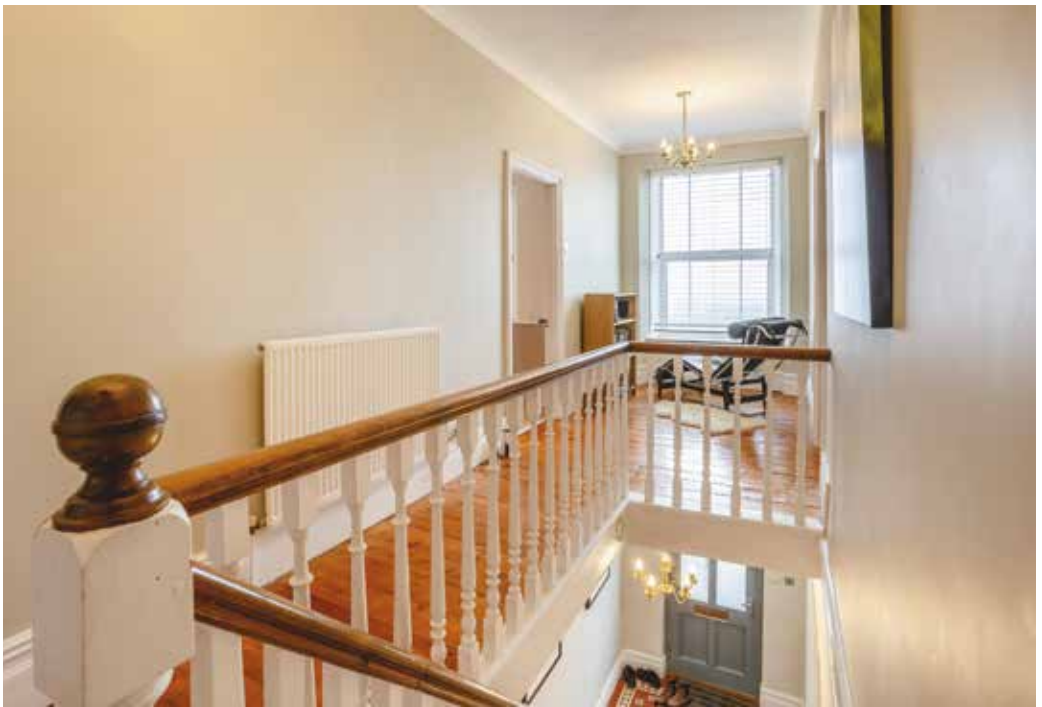
Outside, the gardens have been carefully designed to follow the sun. “There are seating areas at the front, side and rear, so you can always find the perfect spot. Lawns edged with box hedges, fruit trees, a vegetable patch and colourful flower beds all add interest. At the front we have a decked terrace with lovely views, and at the rear a more secluded space for relaxing.” One of the most striking additions has been an undercover endless pool with hydro treadmill and a double spa, surrounded by decking. “It's been fantastic for fitness, as well as for winding down in the evenings.”

Despite its peaceful setting at the top of a quiet cul-de-sac, the house is well connected. “We're just two miles from Merthyr Tydfil and BikePark Wales, and a mile from a major retail area. Cardiff is around 30 minutes via the A470, Swansea is around 30 minutes via the newly duelled Heads of Valley and there's easy access to the Taff Trail and the Heads of the Valleys Road. The village itself has a community centre, pub, shop, and junior school, plus bus links to Christ College Brecon and local high schools.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.

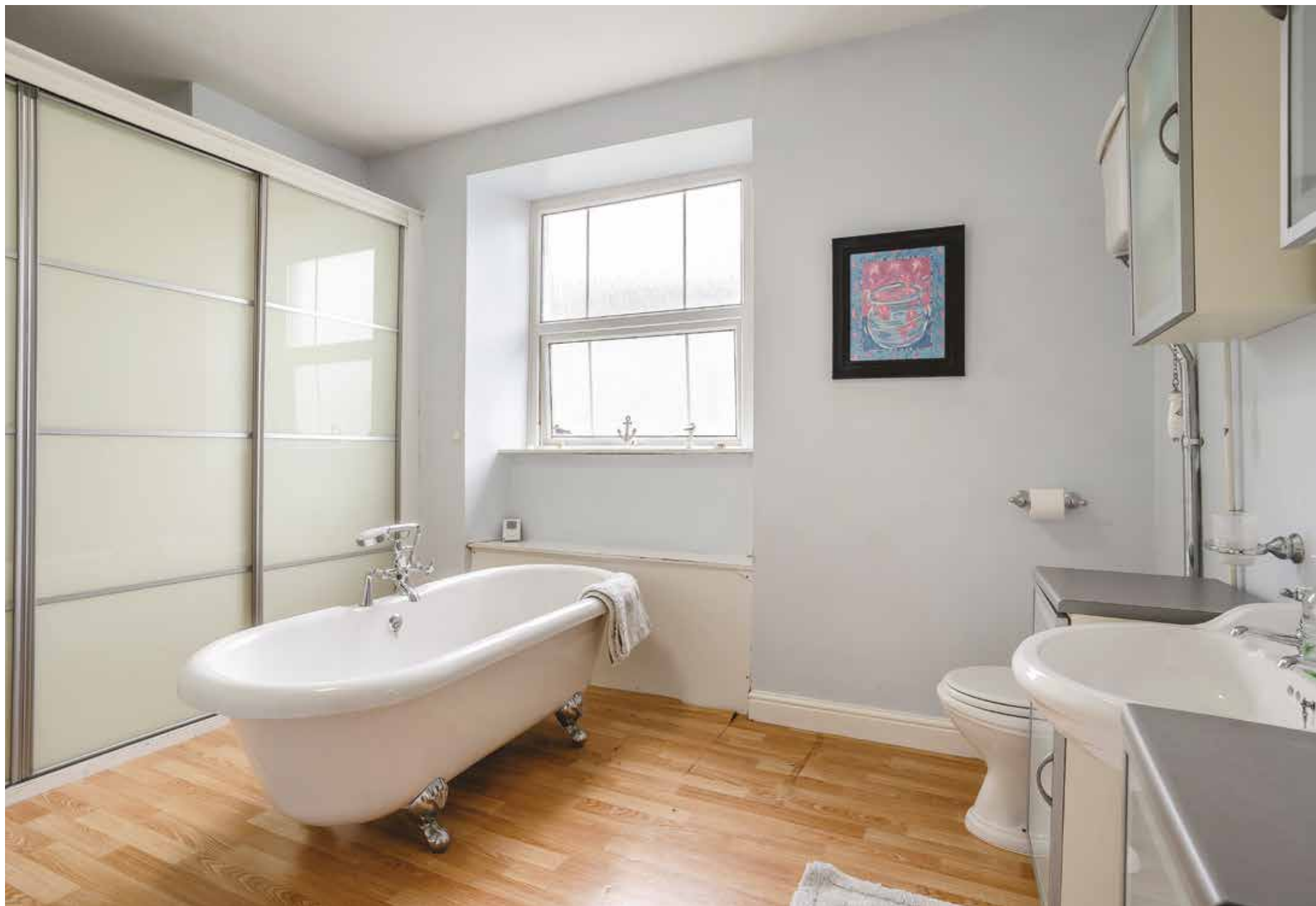














STEP OUTSIDE

Somerset House

To the garden, there are two levels, with a passage to the rear. The wrap around garden also features two separate parking areas. To the rear there is a terraced garden with electric and an outdoor tap. This is where you can enter the room above the garage, ideal for a home office or gym area. The driveway at the rear of the property benefits from another entrance to the property, via the kitchen.

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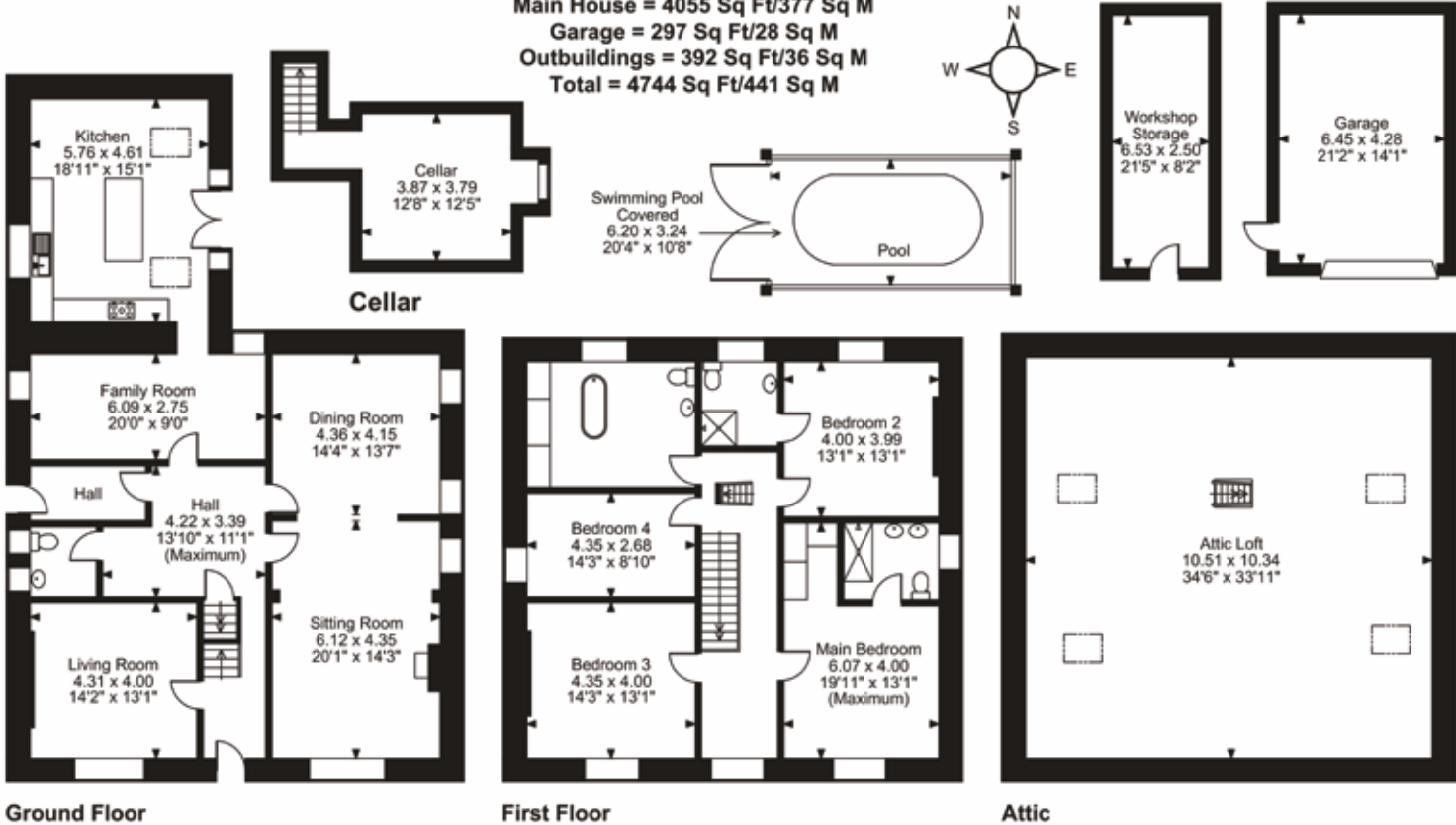
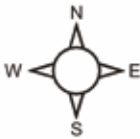
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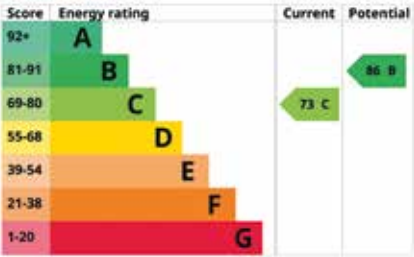


Somerset House Somerset Lane, Cefn Coed, Merthyr Tydfil

Approximate Gross Internal Area
Main House = 4055 Sq Ft/377 Sq M
Garage = 297 Sq Ft/28 Sq M
Outbuildings = 392 Sq Ft/36 Sq M
Total = 4744 Sq Ft/441 Sq M



Tenure: Freehold
Council Tax Band: G



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