



29 Ffordd Las  
Abertridwr | Caerphilly | CF83 4EW

FINE & COUNTRY

# 29 Ffordd Las



*Stunning views over the Welsh Valleys and an indoor swimming pool are just two reasons why the modern, architect-designed five-bedroomed house at 29 Ffordd Las is so special. This exceptionally stylish detached home is finished to a high standard.*







# STEP INSIDE

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The impressive modern yet timeless exterior of 29 Ffordd Las is matched by its breathtakingly beautiful entrance hall with its elegant staircase leading to a galleried landing. This part of the home is light, airy and spacious. Marble-effect flooring both here and throughout the ground floor is attractive and practical and provides a sense of unity, as does the use of Swarovski doorknobs on several doors.

To the left of the entrance hall is a large sitting room with a feature log-effect heater, a recess for a flat screen television and bi-fold doors that make the most of the view and open out on to a small decked area that's perfectly situated to make the most of sunny weather. Leading off from this room is a gym and plenty of space for storage. To the right of the hall is a formal dining space that opens out into a further sitting area, with a recess for a television and feature fireplace.

A study lies to the rear of the property, next to which is a large kitchen with wipeable fitted units with gold inlay, integrated Miele appliances and a central breakfast bar. There's plenty of space in the kitchen for a family dining table. A utility room lies beyond. The galleried landing on the first floor has been designed to make the most of a spectacular valley view. It leads to four bedrooms, two with en suites, and a family bathroom.

The spacious principal bedroom has large built-in wardrobes and its own balcony. Its en suite features a standalone bath and twin sinks. A further bedroom can be found on the second floor, with skylights ensuring it remains light and airy for much of the day. A built-in garage sits beneath the property, with a large area for parking in front.





















# SELLER INSIGHT

“ We were looking for a large house in a quiet area when we saw this one, and we instantly fell in love with it,” say the owners of 29 Ffordd Las, a striking self-build completed in the mid-1990s and since updated to the highest standard. “The views are amazing, it’s very private, and yet it’s close to local shops and Caerphilly town – the best of both worlds.”

Set at the end of a cul-de-sac of individually designed homes, this property stands out as the largest and most impressive. “The large garage beneath the house leads up to a welcoming hallway, while the elevated position provides far-reaching views across the valley, from sunrise to moonrise,” explain the owners. “Sitting on the balcony of the principal bedroom or opening the bi-fold doors from the family room to the deck, you’re constantly reminded of just how special the setting is.”

Inside, the house balances family living with generous entertaining space. A recently updated kitchen, fitted with Miele appliances and Italian-sourced finishes, forms a sleek modern hub with gloss white units and gold accents. “We spend so much time here – it’s bright, practical and perfect for hosting,” the owners explain. A large TV and family lounge offers another favourite spot: “It’s where we relax on our ten-seater sofa for movie nights – ideal for downtime or sharing with friends.” They add, ‘we’ve found that the scale and layout allow both togetherness and privacy, with space for everyone to gather or retreat.”

Outside, the manageable garden has been designed for relaxation and fun. “Having a heated indoor swimming pool and an outdoor hot tub area complete with a waterproof TV makes our home perfect for entertaining, whether it’s a pool or hot tub party, or just friends gathered inside. We’ve had 50-plus people here, and it never feels crowded.” To the front, the south-facing aspect makes the most of the light, with parking for three cars plus one in the garage.

Though private and elevated, the location is wonderfully convenient. Local shops and schools are nearby, buses run frequently, and Caerphilly town centre – with its famous castle – is just two miles away. “Cardiff can be reached within half an hour, and the Brecon Beacons are equally close for easy exploration. The convenience of the location – for the city, countryside and further travel – is excellent.”\*

\* 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.



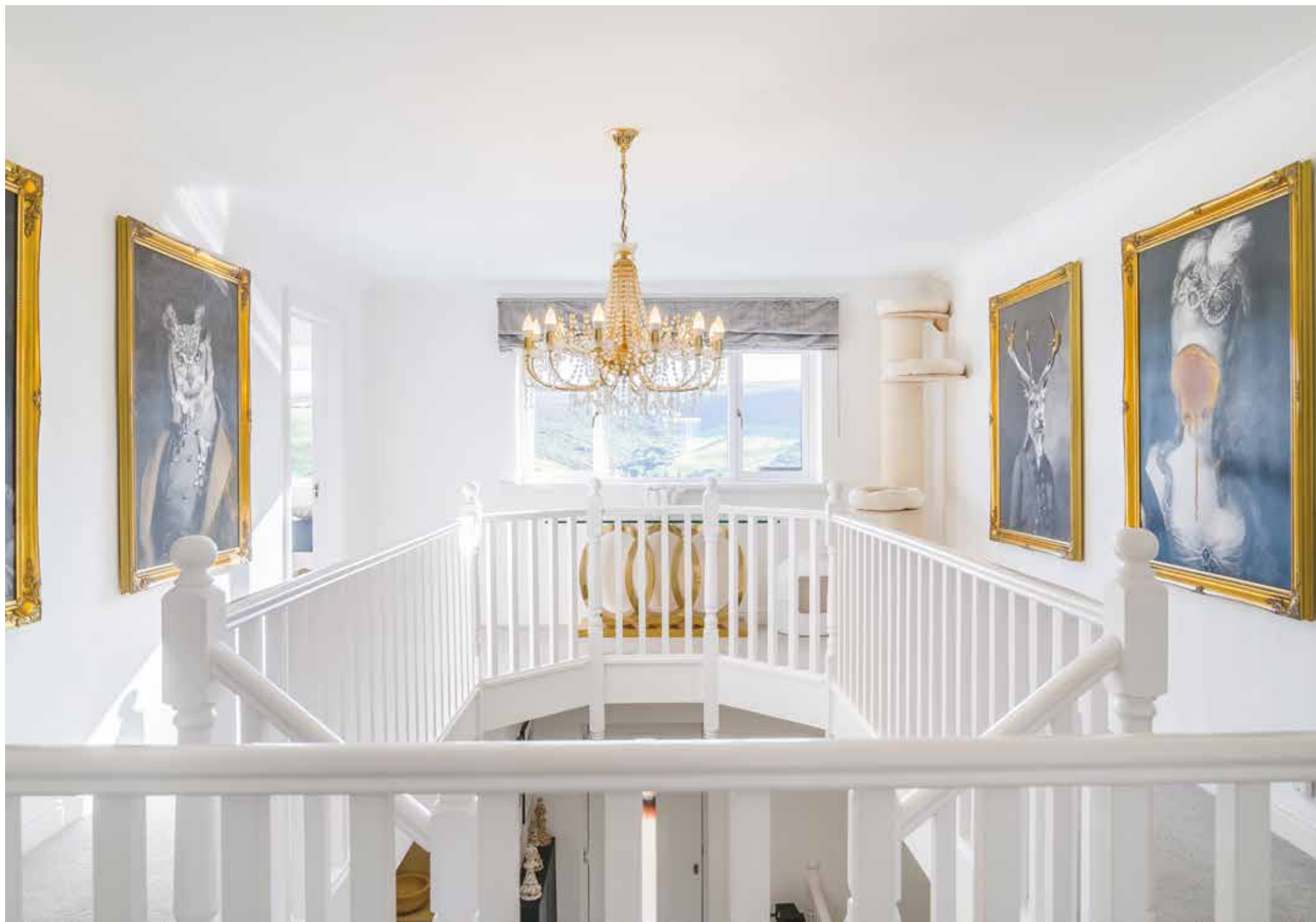


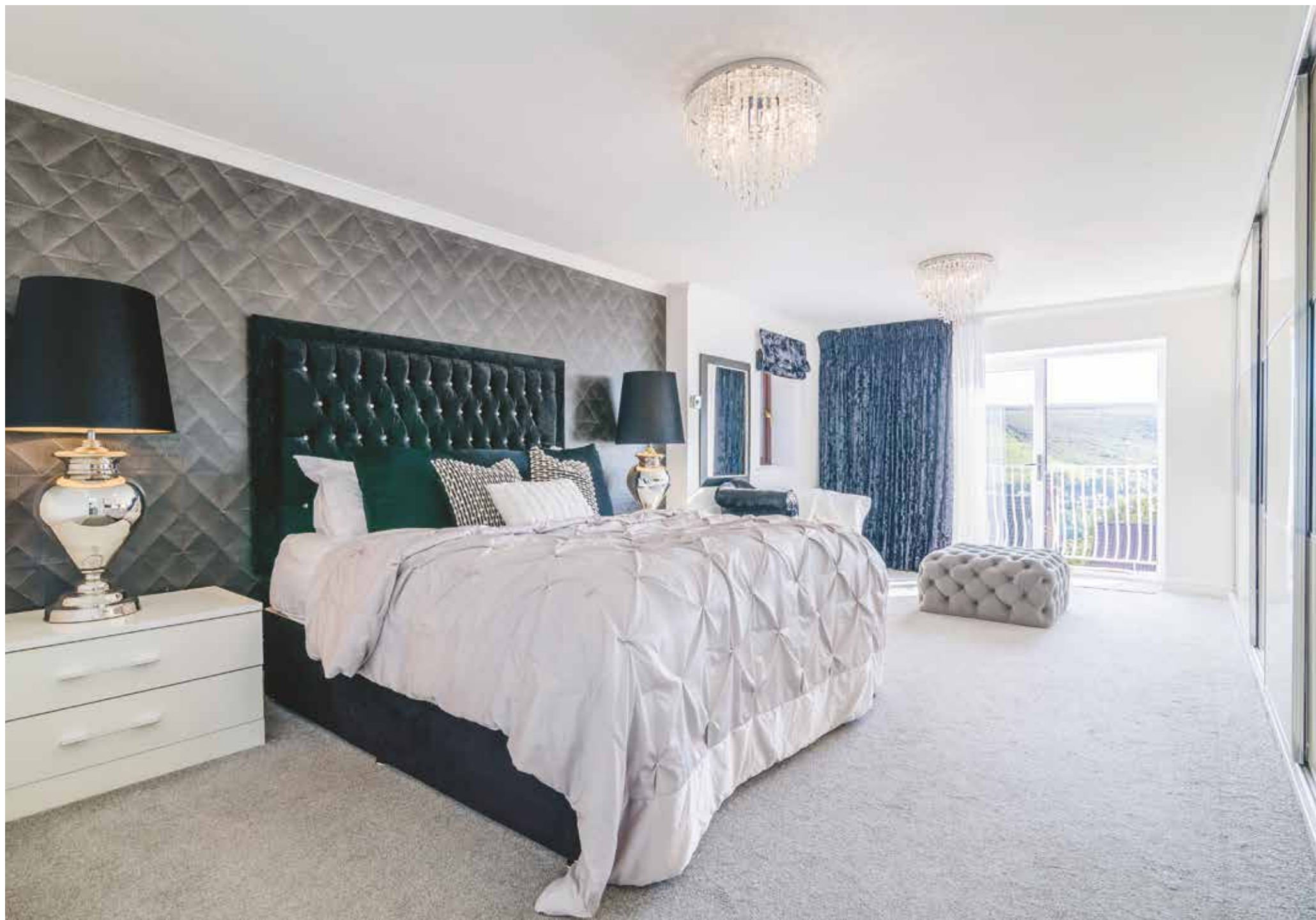
























# STEP OUTSIDE

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The house at 29 Ffordd Las has been built on an elevated site and every inch of space is used to great effect, with several places to sit out to enjoy the glorious views or entertain.

The rear garden has a patio and an enclosed, heated swimming pool, with a decked area providing ample space for a hot tub and barbecue oven, making it a perfect spot for entertaining. There's a small pond and concealed lighting brings the garden to life at night.

## Location and situation

Abertridwr is a village located three miles from Caerphilly. It is close to several fantastic pubs and restaurants and a great spot for those who enjoy countryside walks, with the Rhymney Valley on its doorstep and the Brecon Beacons close by.

Caerphilly is famous for its castle – the largest in Wales – and has a thriving high street. Annual highlights include the Big Cheese Festival, based on the town's pride in the cheese named after it.

Leisure activities include Caerphilly and Bedwas Golf Clubs and the Parc Penallta Country Park. Caerphilly also has its own rugby union club.

The Caerphilly area is well served by primary and secondary schools.

Caerphilly is located seven miles from Cardiff and 9.5 miles from Newport.





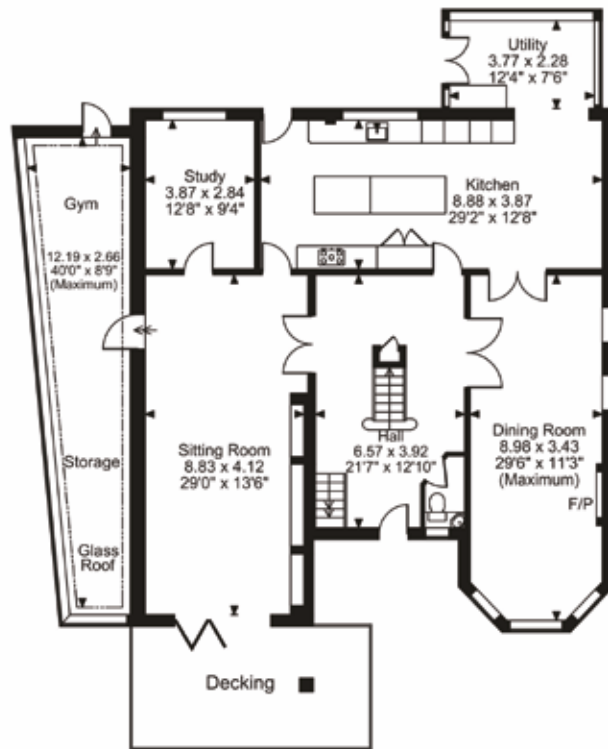




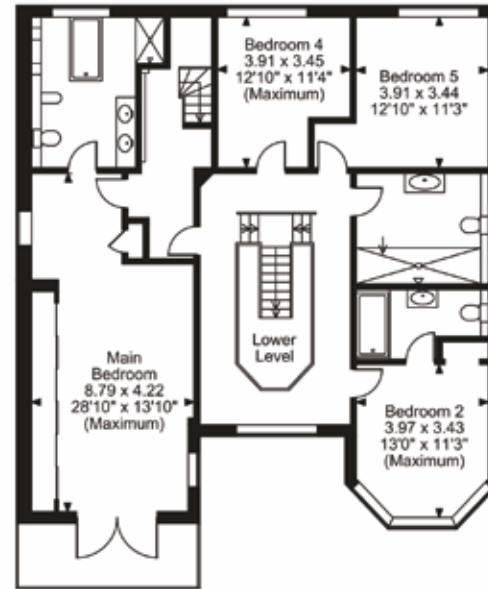
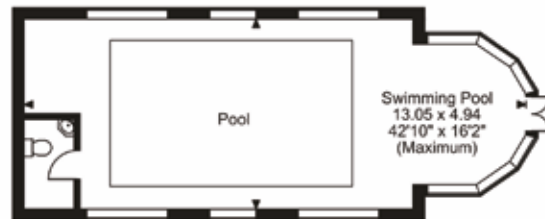




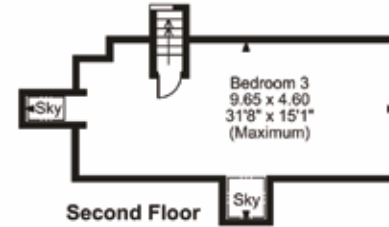
**Ffordd Las, Abertridwr, Caerphilly**  
**Approximate Gross Internal Area**  
**Main House = 3774 Sq Ft/351 Sq M**  
**Garage = 352 Sq Ft/33 Sq M**  
**Swimming Pool = 639 Sq Ft/59 Sq M**  
**Total = 4765 Sq Ft/443 Sq M**



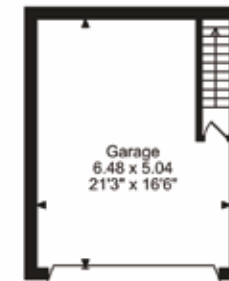
**Ground Floor**



**First Floor**



**Second Floor**



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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# FINE & COUNTRY

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This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

*We value the little things that make a home*

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