



Highbury House Watford Road, Caerphilly, CF83 1NE

Offers In The Region Of £700,000

BRINSONS

# Highbury House Watford Road, Caerphilly, CF83 1NE

Nestled on Watford Road in the charming town of Caerphilly, this stunning detached house boasts a range of desirable features that are sure to captivate any potential homeowner.

As you step inside, you are greeted by a spacious reception room perfect for entertaining guests or relaxing with family. With four generously sized bedrooms and two bathrooms, there is ample space for everyone to enjoy their own privacy and comfort.

One of the standout features of this property is the heated indoor swimming pool, offering year-round enjoyment and the perfect place to unwind after a long day. Imagine starting your mornings with a refreshing swim or hosting pool parties for friends and family.

Situated in a sought-after location, this property offers fabulous views over the picturesque town of Caerphilly, providing a tranquil and scenic backdrop to everyday life. Additionally, the large studio/workroom presents a versatile space that can be tailored to suit your hobbies or professional needs.

With parking available for three to four vehicle, convenience is at your doorstep. Don't miss this opportunity to own a home that combines comfort, style, and leisure in one of Caerphilly's most desirable neighbourhoods.

Freehold

Council Tax - Band G

## Lounge 24'10" x 11'10" (7.59 x 3.61)

Large and bright dual aspect room with wooden flooring throughout. Power points. Radiator. Ceiling light.

## Dining Room 11'6" x 10'9" (3.51 x 3.28)

Wooden flooring throughout. Power point. Radiator. Ceiling light. French doors.

## Kitchen/Breakfast Room 22'0" max x 14'11" max (6.71 max x 4.55 max)

New kitchen. A range of wall and base units and large open space for dining table. Double glazed doors to indoor swimming pool.

## Study 12'0" x 9'4" (3.68 x 2.87)

Window overlooking front drive. Power points. Ceiling light. Radiator

## Studio/Workroom 17'7" x 16'2" (5.38 x 4.93)

Large workspace. Formally the garage. Double doors to drive. Power points. Ceiling light.

## Utility Room 10'11" x 6'9" (3.35 x 2.08)

Stainless steel sink and drainer. Base units and worktop. Ceiling light. Radiator. Tiled floor.

## Indoor Swimming Pool 35'1" x 17'10" (10.70 x 5.46)

Large heated swimming pool with vaulted roof. French doors out onto terrace.

## Bedroom 1 12'2" x 11'10" (3.73 x 3.63)

Master bedroom with en-suite shower room

## Bedroom 2 10'9" x 10'5" (3.28 x 3.2)

Guest bedroom. Carpeted. Radiator. Power points. Ceiling light.

## Bedroom 3 11'10" x 10'2" (3.63 x 3.12)

Carpeted. Power points. Radiator. Double glazed window. Ceiling light.

## Bedroom 4 12'11" x 8'5" (3.96 x 2.59)

Carpeted. Power points. Double glazed window overlooking front of house. Ceiling light.

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Eastgate Market Street, Caerphilly CF83 1NX

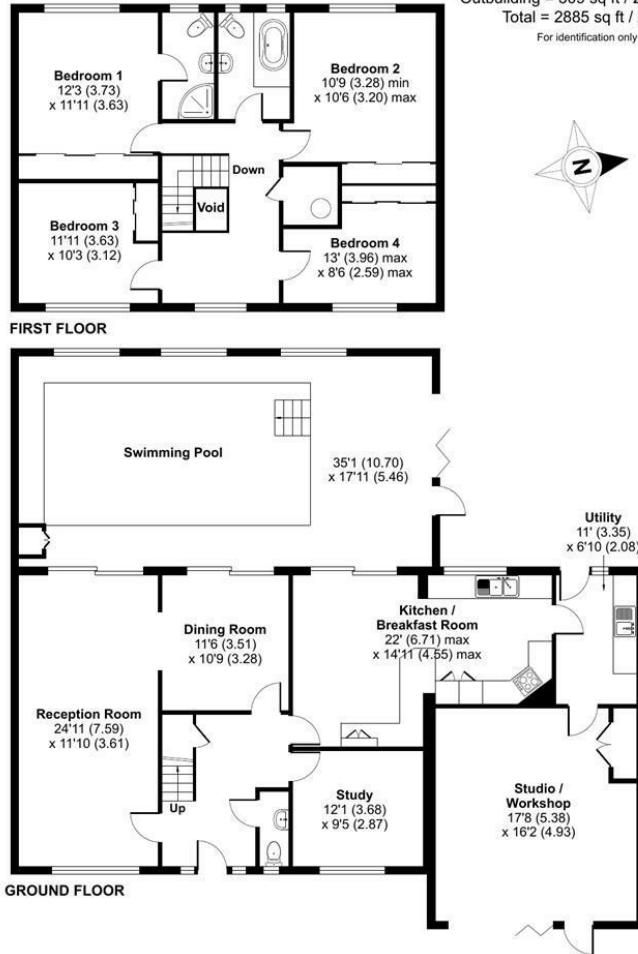
T: 02920 867711 E: sales@brinsons.co.uk

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# Watford Road, Caerphilly, CF83

Approximate Area = 2576 sq ft / 239.3 sq m  
 Outbuilding = 309 sq ft / 28.7 sq m  
 Total = 2885 sq ft / 268 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rnhccom 2023. Produced for Brinsons Ltd. REF: 1028982



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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	77
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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