



BRINSONS

6 Clos Maes Mawr, Caerphilly, CF83 2UY

Price £950,000

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Welcome to this stunning detached house located in the picturesque area of Clos Maes Mawr, Energlyn, Caerphilly. This property boasts three spacious reception rooms, perfect for entertaining guests or simply relaxing with your family. With five generously sized bedrooms and four modern bathrooms, there is plenty of space for everyone in the household.

One of the standout features of this property is the ample parking space available for up to four vehicles, ensuring convenience for you and your guests. The absence of an onward chain means a smoother and quicker process for those looking to make this beautiful house their new home.

Spanning an impressive 3000 square feet, this detached house offers privacy and tranquillity, making it an ideal retreat from the hustle and bustle of everyday life. The property's elevated position provides spectacular views, creating a serene and peaceful atmosphere that is truly unmatched.

Don't miss out on the opportunity to own this remarkable property with its abundance of space, modern amenities, and breathtaking views. Contact us today to arrange a viewing and take the first step towards making this house your dream home.

Freehold

Council Tax - Band G

### **Lounge 29'0" x 16'0" (8.84 x 4.88)**

Wooden flooring. 2 x Ceiling lights. Painted walls and ceilings. French doors, opening into the Kitchen/Diner area. Power point.

### **Reception Room 10'11" x 10'4" (3.35 x 3.15)**

Power points. Ceiling light. Painted walls. Radiator. Double glazed window overlooking spectacular views.

### **Kitchen/ Dining Room 38'5" x 11'6" (11.71 x 3.53)**

Large bi-fold doors leading into the garden. Large central island unit. A range of wall and base units. Tiled flooring. Dining area. French doors to Lounge. Power points.

### **Gym Room 18'0" x 14'2" (5.49 x 4.34)**

Wooden flooring. Dual aspect. Painted walls. Power points. Ceiling light.

### **Bedroom 1 21'10" x 16'0" (6.68 x 4.88)**

Double bedroom. Grey carpet. Dark blue painted walls. Power points. Ceiling light. Radiator.

### **Bedroom 2 18'0" x 11'10" (5.51 x 3.61)**

Double bedroom. Carpeted. Painted walls. Power points. Ceiling light. Radiator.

### **Bedroom 3 12'0" x 11'1" (3.66 x 3.38)**

Double bedroom. Carpeted. Painted walls. Power points. Ceiling light. Radiator.

### **Bedroom 4 15'5" x 10'11" (4.70 x 3.33)**

Double bedroom. Carpeted. Painted walls. Power points. Ceiling light. Radiator.

### **Bedroom 5 11'6" x 11'5" (3.51 x 3.48)**

Double bedroom. Carpeted. Painted walls. Power points. Ceiling light. Radiator.

### **Double Garage 22'8" x 17'1" (6.93 x 5.21)**

Power points. Lighting. Walls have been plaster boarded and insulated. Internal staircase to upper level.

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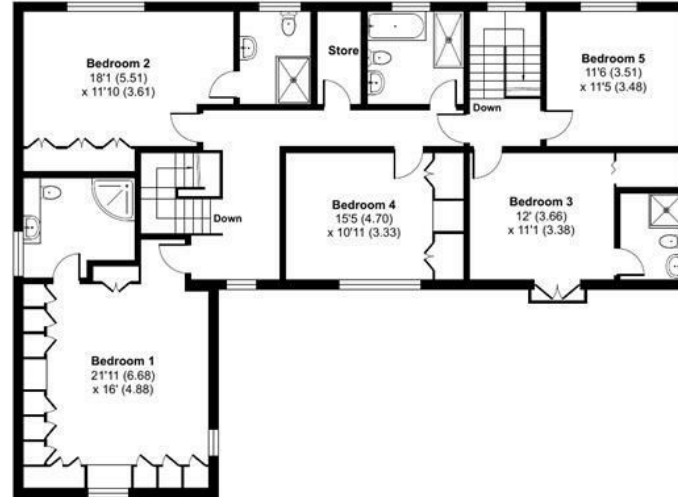
# Clos Maes Mawr, Energlyn, Caerphilly, CF83

Approximate Area = 3260 sq ft / 302.8 sq m

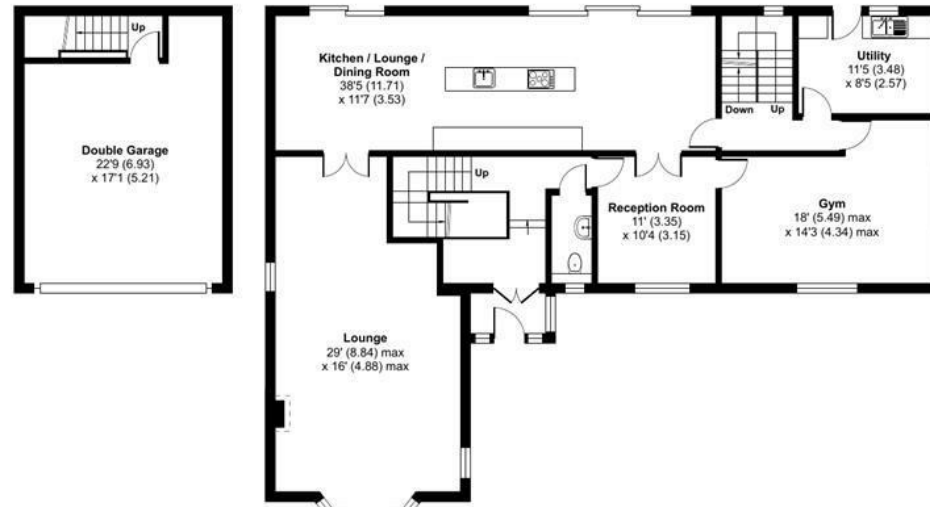
Garage = 398 sq ft / 36.9 sq m

Total = 3658 sq ft / 339.7 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Brinsons Ltd. REF: 1058556



**BRINSONS**



**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>	78	84
(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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