



*Hern and Crabtree*

£600,000 Freehold

| Caerphilly | CF83 3DA

Hern &  
Crabtree

This detached four bedroom property is uniquely situated in Wernddu, Caerphilly. Surrounded by the Warren woodlands and only a short drive to Caerphilly town centre and amenities this a perfect location for those who want a rural feel, enjoy the outdoors or would prefer more privacy without compromising on convenience.

The accommodation briefly comprises an entrance hall, cloakroom, kitchen breakfast room and living room diner with lots of natural light and a cast iron wood burning stove. To the first floor is the primary bedroom with en suite shower room, three further bedrooms and a family bathroom. Externally this home is situated in its own ground with large front gardens wrapping around and a further orchard. There is a detached garage and lot providing parking for multiple vehicles as well as a potential development opportunity subject to planning and building control. Viewings of this wonderful property can be arranged via our Heath branch.



#### **Entrance Hall 11'6 max x 13'2 max**

Entered via a PVC door to the side, double obscure glazed window to the side into hallway with Oak wood flooring, stairs to the first floor, radiator.

#### **Cloakroom**

Double obscure glazed window to the front, WC, wash basin, tiled walls and floor, radiator.

#### **Kitchen Breakfast Room 11'5 x 19'5 max**

Double glazed windows to the side with door and an additional double glazed door to the garden. Fitted with wall and base units with

complimentary granite worktops over 1.5 bowl ceramic sink and drainer, integrated washing machine. Space for a gas range cooker, cooker hood fitted over. Concealed modern gas boiler. Space for a fridge freezer. Radiator, tiled floor.

#### **Living Room Diner 38'10 x 13'11**

Double glazed windows to the side, sets of double glazed sliding patio door to the garden to front and rear. Oak wood flooring, cast iron wood burning stove set on a slate hearth. Two radiators, coved ceiling.

#### **First Floor**

Stairs rise up from the entrance hall, wooden hand rail and spindles.

#### **Landing**

Loft access hatch (fully boarded, light and ladder access). Banister, wood laminate flooring, doors to:

#### **Bedroom One 16'11 x 12'6**

Double glazed window to the front, radiator, wood laminate floor. Door to en suite.

#### **En suite 10'1 x 8'5**

Double obscure glazed windows to the front and side. WC, wash basin, corner shower quadrant with plumbed shower, tiled walls, wood laminate floor, radiator.

#### **Bedroom Two 14'0 x 11'11**

Double glazed window to the rear, radiator.

#### **Bedroom Three 13'1 x 11'6**

Double glazed windows to the rear and side, radiator.

#### **Bedroom Four 13'9 x 10'10**

Double glazed window to the side, radiator.

#### **Bathroom 14'9 x 8'1**

Double obscure glazed window to the side, WC, wash basin, free standing roll-top, claw feet bath. Radiator, wood laminate flooring, tiled walls. Airing cupboard housing hot water tank.

#### **External**

The property is situated in its own ground with large front gardens



wrapping around, further orchard and further lot providing a potential development opportunity subject to planning and building control. Property surrounded by woodlands. The gardens have mature shrubs and flower borders.

**Garage**

Detached garage. Plus lot with parking for approximately 15+ space.

**Additional Information**

LPG gas tank situated at the rear of the property.  
 We have been advised by the vendor that the property is Freehold.  
 Council Tax - F  
 EPC - D  
 Flowgas central heating - gas tank on

property (electric and water on mains)  
 Drainage - Cespit (emptied once per year)

**Directions**

Property is located at the entrance to the Warren woodlands, with a green metal barrier. Short drive to the main property along a single track road. Metal gates leading to the main property. Come up Cefn Carnau Lane, passing Wernduu house on the right (a cream detached property with brown windows), at the end of the road there is a green barrier with wooden sign post for 'The warren Caerphilly woods'. If barrier is close, open and continue up the path for approximately 500 yards, the property

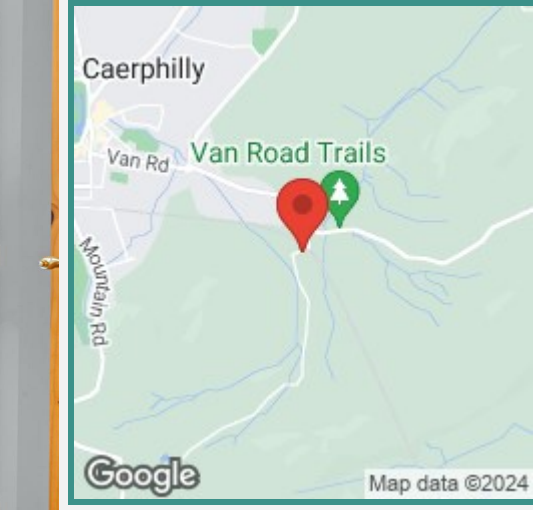
will be on the right hand side accessed via metal gates.





IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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>			
(55-68) <b>D</b>		68	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	84



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<https://www.hern-crabtree.co.uk>



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