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CARDIFF

VALE

CAERPHILLY

BRISTOL



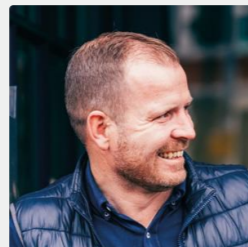
Wannwaelod Way

CAERPHILLY MOUNTAIN



A rare opportunity to purchase a family home with panoramic views of the mountain and Countryside whilst still be accessible to Cardiff and Caerphilly. A private location and home finished to an exceptional standard.

Comments by Mr Elliott Hooper-Nash



Property Specialist
Mr Elliott Hooper-Nash
 Director

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Treetops Lodge- Waunwaelod Way, Caerphilly, CRF

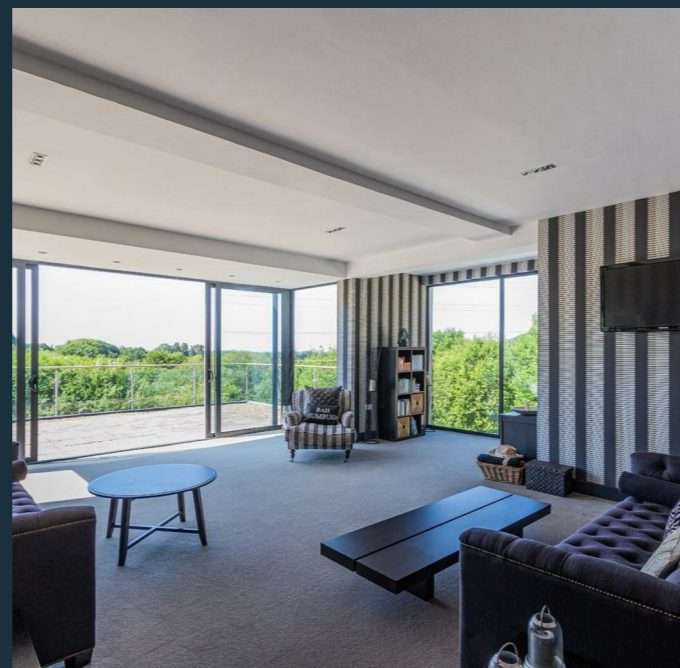
Interior Area: 4924.24 sq ft



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

We knew this property was a project when we bought it, but have enjoyed making this into what it is today. We hope the next owners enjoy the location and everything we have added to the property.

Comments by the Homeowner





Waunwaelod Way

Caerphilly Mountain, Caerphilly, CF83 1BD

Asking Price

£1,400,000



5 Bedroom(s)



4 Bathroom(s)



4924.00 sq ft



Contact our
Brinsons Caerphilly Branch
029 20867711

Nestled on the picturesque Caerphilly Mountain, this stunning detached house on Waunwaelod Way offers an exceptional living experience. Spanning an impressive 4,924 square feet, this modernised residence boasts five spacious bedrooms and four well-appointed bathrooms, making it an ideal family home.

As you enter, you are greeted by a grand entrance that leads to four elegant reception rooms, perfect for entertaining guests or enjoying quiet family time. The open-plan living and dining area is a highlight of the property, providing a seamless flow and an abundance of natural light, creating a warm and inviting atmosphere.

The property is set on a generous 1.08 acres of land, featuring expansive gardens that offer a tranquil retreat and stunning panoramic views of the surrounding landscape. The outdoor space is perfect for family gatherings, gardening enthusiasts, or simply enjoying the beauty of nature.

For those with multiple vehicles, the property provides ample parking for up to eight cars, ensuring convenience for residents and visitors alike.

This remarkable home combines modern living with the charm of its natural surroundings, making it a rare find in the Caerphilly area. With its spacious layout, luxurious amenities, and breathtaking views, this property is not to be missed. Whether you are looking for a family home or a peaceful retreat, this house on Waunwaelod Way is sure to impress.



Lower Ground floor

Entry Foyer 26'4" x 28'10" widest points (8.03m x 8.79m widest points)

Utility 6'1 x 6'11 (1.85m x 2.11m)

Plant Room 6' x 11'11 (1.83m x 3.63m)

Wet Room 8'4 x 7'11 (2.54m x 2.41m)

WC 8'4 x 7'11 (2.54m x 2.41m)

Laundry Room 10'6 x 8'8 (3.20m x 2.64m)

Storage

Multiple storage areas on the lower ground floor that rival the size of a double garage.

Upper Ground floor

Curved Stairs lead from the lower ground floor to the upper which can also be accessed via stairs from the garden and double doors entry from the terrace onto the Entrance hallway and original Cottage which could make the perfect annex if required.

WC

Entrance Hallway

Opening to family room, dining area, WC and door to potential annex, feature curved staircase to first floor.

Family Room 14'4 x 17'6 (4.37m x 5.33m)

Kitchen 15'9 x 17'10 (4.80m x 5.44m)

Dining Area 10'11 x 17'4 (3.33m x 5.28m)

Living Room 22'3 x 23'5 (6.78m x 7.14m)

Panoramic views of the country side and access to roof terrace

Potential Annex

Access via door in the family room into the original cottage

Living Room 13'4 x 23'11 (4.06m x 7.29m)

Gym area

Stairs to first floor

access via original inglenook stair case to bedroom and bathroom

Bedroom Five 14'6 x 23' (4.42m x 7.01m)

Bathroom 14'9 x 10'11 (4.50m x 3.33m)

To the first floor from the main House

Featured curved staircase to the first floor landing

Master Bedroom 20'7 x 16'11 (6.27m x 5.16m)

Ensuite 10' x 11'5 (3.05m x 3.48m)

Roof terrace

Bedroom Two 17'11 x 10'8 (5.46m x 3.25m)

Access to second roof terrace that links to bedroom Five

Bedroom Three 14'11 x 16'2 (4.55m x 4.93m)

Bedroom Four 10'5 x 15'11 (3.18m x 4.85m)

Family Bathroom 10'4 x 7'6 (3.15m x 2.29m)

Gardens

The gardens surround the house to the front and are private from the road side. There is an adjacent field that could easily be utilised for keeping horse which is fenced and gated.

Driveway

Access via Electric gates on to a sweeping driveway leading up to the lodge.

Council Tax Band

Band - F

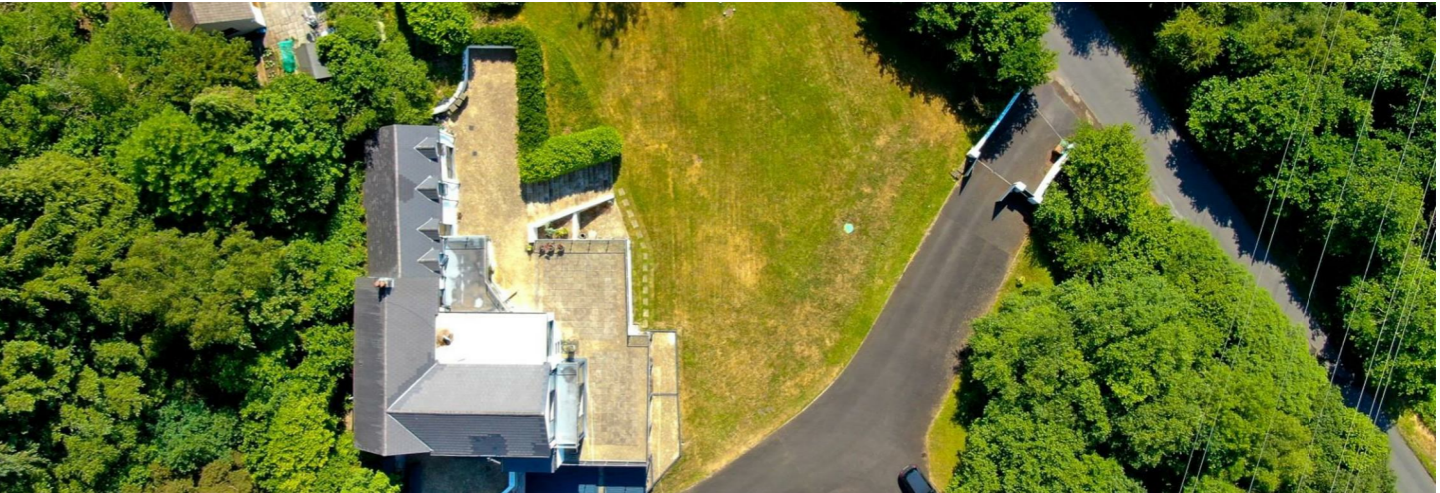
Tenure

We are informed by our client that the property is Freehold, this is to be confirmed by your legal advisor.

Additional Information

Side terrace and BBQ / Bar area located off the kitchen diner with mountain views.

Nearest Train stations are located in Caerphilly and Lisvane. Stylish Family Home that rivals most in size across Cardiff.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		68
(39-54) E	39	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

