



## Ty Melin Blackbrook Road

Caerphilly, CF83 1NF

Offers In Excess Of £625,000

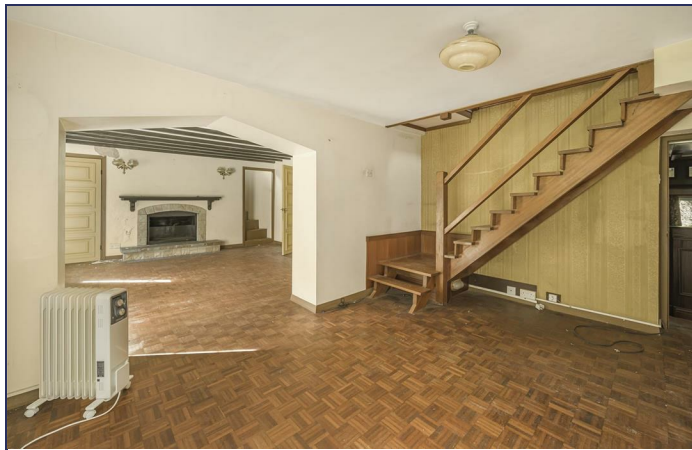
HARRIS & BIRT



An excellent opportunity to purchase this four bedroom, detached, character cottage, in need of modernisation throughout, but retaining an abundance of character. The property itself is set in attractive gardens and grounds extending to approximately 2.56 acres, and benefits from detached car port, outbuildings and stables to the adjacent paddock.

The accommodation, found in need of substantial refurbishment, briefly comprises; entrance porch and inner hallway, modest kitchen in need of complete replacement, two reception rooms with two stairwells providing access to first floor level, bar area and fitted storage facilities. A utility and bathroom adjoins at ground floor level. Stairs lead up to four double bedrooms split across two levels and a bathroom to first floor.

Externally the property benefits from off road parking behind gated entrance to front and rear of the property, detached car port and open fronted garage. There are a series of outbuildings to the rear of the property. The gardens are tiered, and found in excellent condition throughout with attractive bridges crossing the trickling river throughout the dwelling. There is a small paddock extending to 1.8 acres with it's own five bar gated access from the main highway, whilst this is not fenced, it does benefit from a timber stable block and four loose boxes.



## Accommodation

### Ground Floor

#### Entrance Porch

Entrance porch entered via UPVC double glazed front door to open entrance porch UPVC double glazed window to front elevation. Skimmed walls and ceilings. Tiled flooring. Fitted radiator. Oak internal door with inset bowed glazed vision panels adjacent fixed pane floor to ceiling fitted window panels open through into entrance hallway.

#### Entrance Hallway

Good sized entrance hallway with UPVC double glazed window to side elevation. Skimmed walls and ceilings. Wooden parquet flooring throughout stepping down. Fitted radiator. High pitched ceiling with high level UPVC windows and door opening through into good sized internal storage opening shelving secondary glazing skimmed walls and ceilings. Wooden parquet flooring fitted radiator. Opens through into bar area, L shaped bar area fitted in timber with range of UPVC double glazed windows to side elevation. Timber clad panelling. Exposed beam work and wooden parquet flooring. Fitted radiator. Wooden opaque glazed doorway opens through to kitchen/breakfast room.

#### Kitchen

Basic fitted kitchen comprising range of units, in need of modernisation throughout. UPVC double glazed windows to side elevation tiled splashbacks. Tiled flooring. UPVC half glazed stable door opens through to utility room.

#### Utility Room

Good sized boiler/utility with a range of wooden cupboards. Floor mounted coal fired heating boiler. Vinyl laid tiles to floor. Aluminium single glazed window/pedestrian opaque glazed doorway opens to side veranda.

#### Bathroom

Three piece bathroom suite in white. Pedestal wash hand basin. Wooden panelled bath. Tiled splashbacks. Opaque glazed window to side elevation.

#### Boot Room

A good sized storage space. Range of windows, One UPVC double glazed and one aluminium single glazed window. Vinyl laid flooring. Fitted radiator. Opening shelving.

#### Living Room

Good sized living room with open fireplace set on a stone laid hearth and stone surround with UPVC double/glazed window to front door. UPVC fully glazed pedestrian door. Exposed beam work. Fitted parquet flooring. Fitted radiator. Doorway to good sized storage cupboard with open shelving. Stone spiral staircase offers access to first floor. UPVC double glazing to side elevation. Archway opens through to dining room. UPVC double glazed window to front elevation. Skimmed walls and ceilings. Fitted carpet. Fitted radiator. Quarter turn staircase leads up to first floor landing.

### First Floor

#### Hallway

Access via open tread staircase to first floor landing from dining area. Papered walls. Papered ceilings. Wooden glazed window to side elevation. Exposed timber boarded flooring with communication doors to all first floor rooms.

#### Bedroom One

UPVC window to front elevation with wooden single glazed window. Papered walls. Exposed floorboards. Fitted radiator access to loft with pull down ladder.

#### Bedroom Two

Good sized double bedroom. Two wooden glazed Velux windows set into eaves. Papered walls. Textured ceiling.

Exposed floorboards. Fitted radiator. Glass shelving built in mirror fronted four door run of fitted wardrobes.

#### Bedroom Three

Good sized double bed room with two UPVC windows to front elevation. The room would most likely have been used as the master. Timber clad walls. Papered ceiling. Exposed beam work. Four door run of fitted wardrobes.

#### Bedroom Four

Situated at the top of spiral staircase good sized room. Wooden glazed and Velux windows set into eaves. Timber clad walls. Papered walls. Textured ceilings. Exposed flooring. Fitted radiator.

#### Bathroom Two

Three piece suit. Corner shower cubicle with Triton T80 shower. Low level WC and pedestal wash hand basin. Tiled splash backs. Range of fitted windows. Timber clad walls. Textured ceilings. Wooden flooring.

### Outside

#### Services

Coal fired central heating. Mains electric. Mains water.

#### Directions

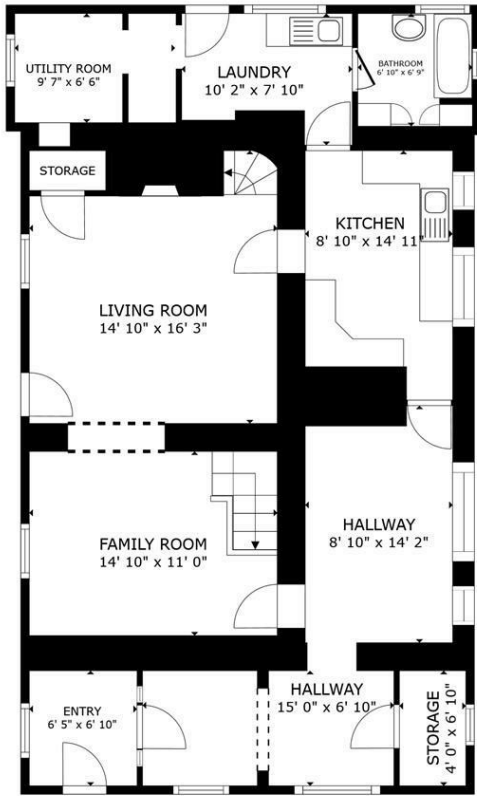
From our office on Caerphilly Rd travel along Thornhill Road. Turn left towards Blackbrook Road. Continue onto Blackbrook Road. The property is on the left hand side of the lane and is accessed via a metal gate. There is a Harris & Birt board outside the property.

#### Offer Process

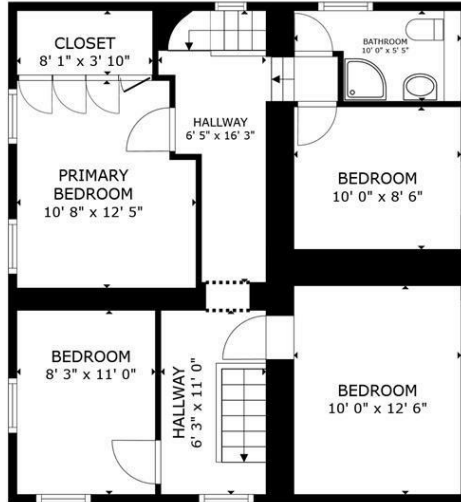
The vendors are required to obtain the best possible price so the property will remain available on the market for a period of time and all offers will be considered. Applicants are advised to make their best, full and final offer up front. All offers must be in writing. Closing date for initial offers is 5pm Friday 31st October 2025.







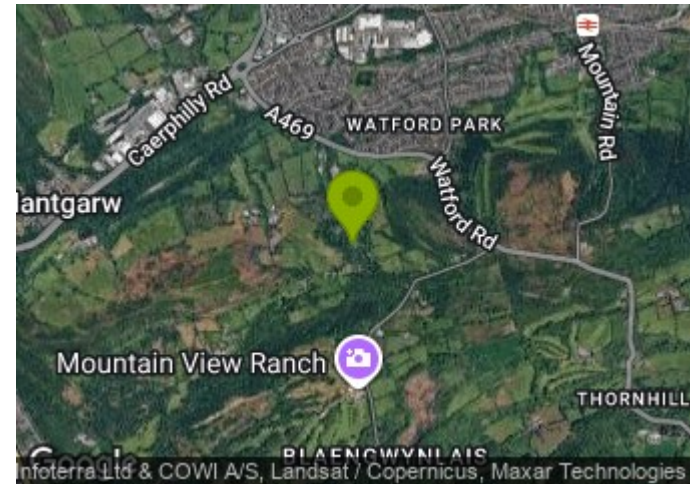
FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1 1,182 sq.ft. FLOOR 2 761 sq.ft.  
 TOTAL : 1,943 sq.ft.  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

HARRIS & BIRT



HARRIS & BIRT

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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>		
(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	<b>81</b>

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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