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Taff Merthyr House, Nr Taff Merthyr Garden Village, Trelewis, Treharris, CF46 3RD

Offers over £1,140,000

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Taff Merthyr House, is a stunning and capacious versatile six bedroom double fronted modern family country house, with a plot of approximately 2 acres, benefiting a self-contained fully integrated one bedroom annex, ideal for two generation living needs, and occupying a superb location, with woodland behind, and a nature reserve below, and breath taking panoramic views across the wooded hillside Valley. This unspoilt and truly Idyllic position provides a unique microclimate of its own, with extensive private tree lined gardens and grounds, a natural spring pond, and a long private tree lined gated entrance drive, which is edged with charming Victorian Lantern Lights, you would imagine you are living in an oasis! The original property was constructed mid 1920's, and then in 1980 the property was greatly extended. In 2013 the property went through a full re-nourishment with all new floors and ceilings, windows, a full re-wire, totally new plumbing and stylish new bathrooms and kitchens.

The property also includes new UNDER FLOOR heating, very eco-friendly, powered by Geothermal Heating with ground source pumps and solar panels, clearly the heating of the future but now available with modern day living. The property benefits mains electricity, mains water, private drainage (new septic tank installed in 2013 and currently costing only £140 over the last 9 years!). Nestled in this picturesque valley, this large and impressive family home includes a stunning and magnificent grand entrance reception hall (24'4 x 10'4), a quality fitted kitchen (18'0 x 13'5) equipped with a range cooker, a charming main lounge (19'3 x 16'1), inset with a log burner, a sitting room (20'5 x 12'10), a snug/playroom, a 14 FT home office/study, a large cinema room and a further separate games room (18'0 x 14'5).

There are six bedrooms and four quality modern bathrooms, two being ensuite, the master bathroom ensuite being a stunning (14'0 x 10'0). The separate but fully integrated annex comprises a superb open plan lounge and kitchen being a generous (20'1 x 19'7), beautifully fitted with integrated appliances, solid oak work tops, French doors which open onto landscaped gardens, and a large imposing Inglenook Style fireplace inset with a stylish log burner.

The annex also includes a spacious master bedroom (16'1 x 14'9) equipped with a stunning free-standing bath, a separate cloak room with wash hand basin and slim line W.C, and a useful utility room. This amazing Annex would prove ideal for a retirement couple, a Mum and Dad looking to reside alongside their son or daughter with their family, plenty of living space, perfect for two/three generation living.

Taff Merthyr House also includes within the grounds a versatile detached barn which stands on a hard concrete base, formally a tennis court. There is both power and water to this building allowing a variety of alternative uses if required. The barn is approximately 25 x 10 meters in size, and 4 meters high. Currently this large barn is being used as an Avery. The property is approached by two separate entrances, both off the B 4255, just before the Summit Centre on the left travelling from Trelewis to Bedlinog.

A spectacular house in a truly stunning setting. Must be seen!

Ground Floor Entrance Porch

Approached via a timbered open fronted porch with pitched roof with exposed timbers beneath a pillared porch surmounted on two stone walls and approached via a wide paved threshold.





Entrance Reception Hall

24' 4" x 10' 4" Min (7.42m x 3.15m Min)

Approached via an oak panelled front entrance door with sealed double glazed shaped centre window with matching side screen windows leading to an atrium style hall with luxury tiled flooring and exposed oak skirting boards and door architraves throughout. Large built-in double control cupboard housing electric consumer units and Cat 5 linked connections. High atrium ceiling with three velux double glazed windows providing extensive natural light throughout the ground floor hall which splits into a T formation with access to both north and south wings of the residence.

Kitchen

18' x 13' 5" (5.49m x 4.09m) Approached independently from the hall via a part panelled oak internal door with stylish chrome handle leading to a well fitted open plan kitchen with an extensive range of panel fronted floor and eye level units and solid oak work surfaces including a central island unit, stylish sink unit with chrome vegetable cleaner, mixer taps and drainer, large Stoves range cooker with a seven ring gas hob including wok burner together with two fan assisted electric ovens, a separate grill and separate warming drawer, beneath a concealed extractor hood. Ceramic tiled splashbacks throughout, integrated dishwasher, large Stoves American style fridge freezer, integrated wine rack, extensive spotlights including two high atrium Velux double glazed windows together with a further golden oak PVC triple glazed window with a rear garden outlook. Solid oak flooring, square opening leading to.....



Lounge

19' 3" x 16' 1" (5.87m x 4.90m) A charming principal reception room, with continuous solid oak flooring and triple glazed golden oak PVC windows and French doors that open on to a private sun terrace with views across the extensive surrounding tree lined gardens and grounds, further oak internal part panelled door to entrance hall, central log burning stove with stone hearth and wood mantel.

Utility Room

9' 5" x 6' 1" (2.87m x 1.85m) Fitted along one side with modern panel fronted floor and eye level units and laminate worktops incorporating a stainless steel sink with chrome mixer taps and drainer, space with plumbing for an automatic washing machine, space for the housing of a tumble drier, ceramic tiled flooring, golden oak triple glazed window to rear, golden oak triple glazed stable door opening on to the rear gardens.

Sitting Room

20' 5" x 12' 10" (6.22m x 3.91m) Independently approached from the entrance hall via an oak part panelled internal door with stylish chrome handle leading to a very versatile second reception room with solid oak flooring and cast iron log burner with stone hearth and brick fireplace surround, three triple glazed golden oak PVC double glazed windows with front and side garden aspect.



Snug

12' 10" x 11' 3" (3.91m x 3.43m) Independently approached from the entrance hall via an oak part panelled internal door with stylish chrome handles, continuous solid oak flooring, triple glazed golden oak PVC window with garden views.

Home Office / Study

14' 5" x 10' 6" (4.39m x 3.20m) Approached independently from the entrance hall via an oak part panelled door with stylish chrome handles. This is a very adaptable reception room equipped with solid oak flooring and a triple glazed golden oak PVC window with wonderful views across the frontage gardens and across the valley. Dimplex Smart radiator.

Cinema Room

13' 7" x 14' 4" (4.14m x 4.37m) Independently approached from the entrance hall via a part panelled oak internal door with stylish chrome handles. Solid oak flooring, Dimplex Smart radiator, golden oak PVC triple glazed window with a rear garden outlook, high ceiling with spotlights.

Games Room

18' x 14' 5" (5.49m x 4.39m) Approached independently from the entrance hall via an oak panelled door with stylish chrome handles, solid oak flooring, two Dimplex Smart radiators, two large triple glazed golden oak PVC windows each with rear garden outlooks, a very impressive and sizeable games room.



Master Bedroom One

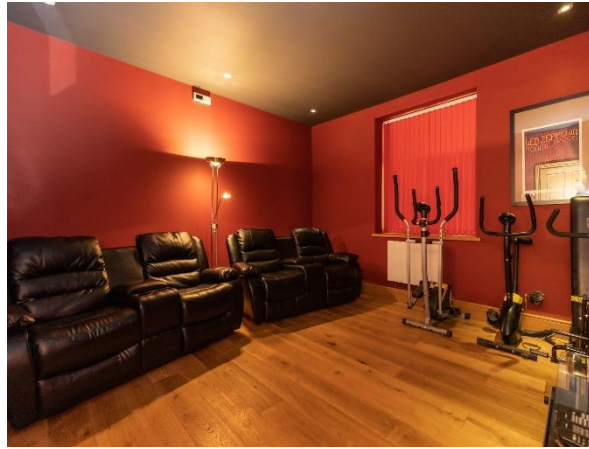
18' 9" x 14' 3" (5.71m x 4.34m) Approached independently from the ground floor entrance hall, leading to a gracious and capacious bedroom equipped with solid oak flooring and approached via an oak panel door with stylish chrome handles from the hall. Dimplex Smart radiator, golden oak PVC triple glazed French doors open on to the charming landscaped front gardens with outstanding views across the valley.

Ensuite Bathroom

14' x 10' (4.27m x 3.05m) A truly impressive and stunning white suite with fully ceramic tiled walls and floor comprising a freestanding roll top bath with chrome mixer taps and chrome mixer shower fitment, twin "his and hers" marble circular mounted wash hand basins each with chrome mixer taps and pop-up wastes together with a full length vanity unit with vanity cupboards, separate wet room style shower with powerful waterfall shower fitment and separate hand fitment, stylish chrome vertical towel rail/radiator, high ceiling with spotlights, air ventilator, wall mounted W.C. with concealed cistern, triple glazed golden oak obscure glass PVC window to front. Approached from the master bedroom via oak pocket doors.

Family Shower Room

Stylish modern white suite with ceramic tiled floor comprising double size enclosed shower with ceramic tiled walls and clear glass sliding door and screen, together with a chrome shower fitment, shaped wash hand basin with chrome mixer taps, pop-up waste, ceramic tiled splashback and a built out white high gloss vanity unit. W.C., stylish chrome vertical towel rail/radiator, high Velux double glazed



window, ceiling with spotlights, air ventilator, approached from the entrance hall via a solid oak part panelled door with stylish chrome door furniture.

First Floor – Landing

Approached via a carpeted returning spindle balustrade staircase with half landing and high atrium ceiling with Velux double glazed window with a rear aspect leading to a main landing area with spindle balustrade and exposed timber beams. Radiator.

Bedroom Two

23' 6" x 23' 1" (7.16m x 7.04m) A very charming guest bedroom with characteristic exposed timber beams and a triple glazed golden oak PVC window with front views over the main valley. Further double-glazed Velux window with blackout blind to rear, two radiators.

Ensuite Bathroom

9' 9" x 8' (2.97m x 2.44m) Modern white suite with part tiled walls and ceramic tiled floor comprising large shaped corner Jacuzzi bath with chrome mixer taps, large ceramic tiled corner shaped shower with power jet shower unit with separate hand fitment, clear glass sliding doors and shower screen, slim line W.C., shaped wash hand basin with chrome mixer taps, pop-up waste and a built out vanity unit with white high gloss doors. Stylish chrome vertical towel rail/radiator, Velux double glazed window with blackout blind to rear aspect. Approached from the guest bedroom via a contemporary oak panel door with stylish chrome door handles.





Bedroom Three

12' x 8' 7" (3.66m x 2.62m) Approached via a contemporary oak panel door with stylish chrome handles. Charming, exposed timbers adding considerable character, radiator, triple glazed golden oak PVC window with front views over the valley.

Bedroom Four

12' 1" x 8' 8" (3.68m x 2.64m) Approached from the landing via a contemporary oak panel door with stylish chrome handles leading to a charming bedroom with exposed timber beams, radiator, and golden oak triple glazed PVC window with front aspect with surrounding views across the valley.

Bedroom Five

14' 5" x 11' 7" max (4.39m x 3.53m max) An L shaped bedroom, approached via a contemporary oak panel door with stylish chrome door furniture. This charming room also benefits from exposed timber beams, and is equipped with a radiator and a Velux double glazed window with blackout blind with a side aspect.

Bedroom Six

11' 2" x 8' 9" (3.40m x 2.67m) A sixth bedroom, approached from the landing via a contemporary oak panel door with stylish chrome door furniture, charming exposed timber beams, Velux double glazed window with blackout blind to rear aspect, further large wardrobe recess providing 5' 8" depth x 5' 8" width (maximum), equipped with a radiator.

Family Bathroom

9' 6" x 8' (2.90m x 2.44m) Modern white suite with walls part ceramic tiled and tiled flooring comprising shaped corner bath with chrome mixer taps, slim line W.C., shaped wash hand basin with chrome mixer taps and a built out vanity unit, large corner ceramic tiled shower cubicle with clear glass sliding doors and screen and a chrome shower unit. Stylish chrome vertical towel rail/radiator, Velux double glazed window with blackout blind to rear aspect.

Annex

Independently approached from the entrance reception hall is an adaptable and versatile annex which is fully integrated into the accommodation and provides a large open plan kitchen and lounge together with a utility room, a cloakroom, and an independent access on to the front gardens and grounds.

Kitchen and Lounge

20' 1" x 19' 7" min (6.12m x 5.97m min) This impressive living space is approached via a deep entrance recess measuring 5' 9" depth x 7' 4" width currently housing a dining table and six chairs. The open plan arrangement includes a beautifully fitted kitchen area along two sides with solid oak worktops and panel fronted floor and eye level units with slim line chrome handles and tiled splashbacks. Integrated stainless steel sink with chrome mixer taps, vegetable cleaner and drainer, integrated Beko four ring Schott Ceran electric hob with Beko integrated fan assisted electric oven and a Cooke & Lewis stainless steel canopy style extractor hood with glass surround. There is a glass fronted high level display cabinet, doors and drawers with soft closing fittings, an integrated Lamona dishwasher, deep pan drawers, and extensive storage space. The lounge area and kitchen benefit from solid oak floors and is inset with an inglenook style brick open fireplace with stone hearth and cast-iron log burner. This adaptable living area benefits from two Dimplex Smart radiators, two triple glazed PVC golden oak windows with front and side garden views together with views across the valley and matching French doors with upper light glass windows opening on to the landscaped gardens.

Utility Room

5' 3" x 4' 4" (1.60m x 1.32m) Space with plumbing for an automatic washing machine, space for the housing of an upright fridge freezer, ceramic tiled flooring, independently approached from the kitchen and lounge via a panelled internal door with stylish chrome door handles. Further matching door leading in to.....

Downstairs Cloakroom

Modern white stylish suite comprising W.C. and mounted shaped wash hand basin with chrome mixer taps, pop-up waste and a built-out vanity unit, high ceiling with air ventilator, stylish chrome vertical towel rail/radiator.

Bedroom and Bathroom

16' 1" x 14' 9" (4.90m x 4.50m) A most spacious room, with oak flooring and two triple glazed golden oak windows each with rear garden aspect, high ceiling with spotlights, Dimplex Smart radiator, and freestanding contemporary bath with chrome mixer taps, chrome mixer shower fitment, and a chrome pop-up waste with a raised tiled surround.



Outside

Gardens and Grounds

The very private and sheltered tree lined gardens and grounds are approached from a private road via a five bar gate that lead to a long Tarmac main entrance drive with Victorian style street lights and stoned stepped borders approaching a large Tarmac parking area with space for several vehicles and edged lawn borders with timber fence screens. The gardens are extensive and run the full width of the plot with gentle lawns tree lined on both sides providing a mini micro climate of its own, with wonderful far reaching views across the valley. Nestled within this valley setting this substantial house with additional annex also incorporates an original tennis court with hard concrete base currently housing a multi-functional aviary with individual units adaptable for a multitude of uses. Various other outbuildings include open log stores and storage sheds, whilst the true tranquillity and idyllic setting of the grounds that over maximum privacy with maximum views is quite exceptional.

Landscaped Front Garden

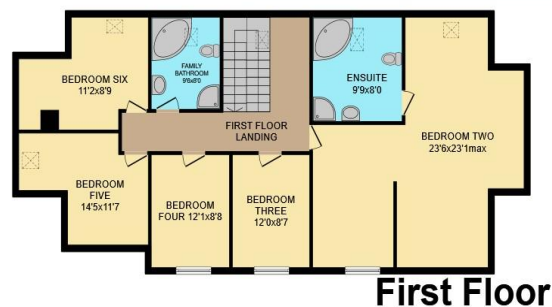
The front garden has been landscaped with large areas of slate borders and strategic shrubs and plants, leading to the open fronted timber pillared main porch with a clay tiled roof with access to an L shaped surrounding garden sun terrace paved with ample space for garden patio furniture and continuing across the property and running down the side passing the sitting room and lounge where French doors open on to this outdoor space. There are tree lined lawned gardens beyond garden sun terrace paved with ample space for garden patio furniture and continuing across the property and running down the side passing the sitting room and lounge where French doors open on to this outdoor space. There are tree lined lawned gardens beyond which incorporate a private continuous driveway leading to a further five bar gate with access to a separate private entrance road. The front garden also includes a circular paved sun patio sheltered by trees together with an Astro turf area with hot tub, wave edged fencing and edged with railway sleepers. Again there are dramatic views enjoyed across the valley.

Schools

Bargoed 2.3 m, Ystrad Mynych 4 m, Pengam 3 m, Abercynon 3.4 m, Aron taff 2.5 m Private schools ; Christ college brecon 18 m.

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