



herbert r thomas

24 Mountain Road,  
Caerphilly, , CF83 1HJ

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# 24 Mountain Road

Asking price **Guide Price**

**£695,000**

A handsome double Bay fronted period property, extended and fully renovated by the current owners, with generous sized south-westerly facing rear garden, situated in one of Caerphilly's most sought-after locations.

Attractive detached double Bay fronted family home.

Fully renovated and extended to a high quality modern finish.

Underfloor Heating in Kitchen, Ground Floor Shower room and Hallway

Highly sought after location within walking distance to Caerphilly town centre.

Generous sized south westerly facing garden.

Ample off-road parking and detached garage.

Three reception rooms, Modern fitted kitchen, Ground floor shower room/WC.

Four bedrooms to first floor. Bedroom one with bi-fold doors leading to enclosed balcony enjoying views over garden.

Viewing is highly recommended.





This detached double bay fronted period property has been extended and fully refurbished by the current owners. It is situated in a highly sought after location and benefits from south westerly facing rear garden with ample off-road parking and attached garage.

The accommodation which is finished to a high quality, modern standard briefly comprises: A central entrance porch has ceramic tiled flooring and a glass panel door leading into the impressive main LIVING ROOM (7'7" widening 15'5" x 24'3"), this generous sized reception room with bay window to front, has a feature fire set within the original chimney breast. A staircase rises to the first floor accommodation. The room has oak wood flooring which continues into the GARDEN ROOM (14'7" x 9'4") and DINING ROOM (11'6" x 15'2" into bay window). Glazed double doors lead through to the garden room extension. This light and airy room has bifold doors leading out to the garden, further windows to side and two large skylights. The dining room also with bay

window to front, has a feature fire set within the original chimney breast and is open plan to the KITCHEN (13'5" widening to 16' x 10'5"). The kitchen offers modern high gloss white units, with integrated appliances including: Two fan assisted ovens, a five ring gas hob with hood over, microwave oven, dishwasher and fridge/freezer. The kitchen has marble work surfaces with splashback over and ceramic tiled flooring which continues into the rear hallway.

The HALLWAY (4'2" x 9'10" max) with pedestrian door to rear has a fitted lift with direct access into bedroom 1 above. A laundry cupboard houses a washing machine with tumble dryer over. Off the hallway is a ground floor SHOWER ROOM/ WC (7'4" x 6'6"), which houses a white three-piece suite including double shower cubicle with a rainfall shower fitted. Built in airing cupboard housing a modern gas fired combination boiler and storage space. The first floor landing with window to rear gives access to the bedroom accommodation. BEDROOM 1 (11'4" max x 24'9") is an impressive room with

bi-fold doors leading out to a balcony boarded by glass balustrades and enjoying views over the enclosed garden. Within the bedroom is the lift access from the rear hallway. This could be removed should prospective purchasers wish. BEDROOM 2 (5'6" widening to 15'7" x 16'4"), a double bedroom located at the front of the property with bay windows enjoying far-reaching views. BEDROOM 3 (8'8" max times 12'3"), currently a dressing room with a fitted range of 'Sharps' wardrobe furniture, is also a double bedroom located at the front of the property with bay windows enjoying far-reaching views. BEDROOM 4 (6'6" x 9'6"), is a single bedroom currently used as a study located at the rear of the property enjoying views over the garden. The FAMILY BATHROOM (4'6" x 9'6"), offers a white three-piece suite which includes: a panel bath with shower over, low-level WC, plus sink unit with storage below.

Outside to the front of the property is a lawned garden elevated from the roadside with two mature Cypress trees. A brick pavia driveway runs along the side of the property and offers ample off-road parking ahead of a detached garage. The GARAGE (19'5" x 16'4") with electric operated 'up and over' door, has a pedestrian door and window to side, it benefits from power and lighting and has stairs leading to the first floor loft room (15'6" x 10'7"). The enclosed rear garden enjoys the sun throughout the day. A flagstone laid patio extends from the rear of the property with steps leading to a generous sized lawn. The garden is bordered by overlap with the fencing and mature Hedgerow.

# AWAITING FLOORPLANS





#### Directions

From Junction 32 of the M4 travel north along the A470. Take the second exit signposted Caerphilly. At the roundabout take the third exit. Proceed up the hill at the next roundabout take the fourth exit. Follow this road to the top of Caerphilly Mountain and turn left onto Mountain Road. Proceed down the hill towards the town centre with number 24 will be found on the left hand side indicated by hour for sale board.

#### Tenure

#### Services

Mains gas, electric, water and sewage

Council Tax Band

EPC Rating

Viewing strictly by appointment through Herbert R Thomas

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