

UNDER OFFER

Mountain Road

Bedwas, Bedwas, CF83 8ET

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GUIDE PRICE

£525,000

4 BEDROOMS

3 BATHROOMS

3 RECEPTIONS

1,752 SQ FT





A beautifully appointed self built detached house set in a semi rural location. Just a short distance into Bedwas village surrounded by local amenities and transport links this makes for a lovely family home.



MAX TUSTIN

AREA VALUER / NEGOTIATOR · LLANISHEN



THE PROPERTY

JeffreyRoss are pleased to bring to the market this beautiful and self built 4 double bedroom detached family home. Unique by design with rural views from every angle this family home offers spacious living throughout offering a real balance of traditional and modern features. Offering a high level of craftsmanship throughout In brief the property comprises oak built porch, entrance hallway, Sigma 3 fitted kitchen with neff appliances and granite work surfaces with dining area, family room, snug, utility room, ground floor WC, integral attached garage. To the first floor you will 3 double bedrooms (walk in wardrobe and en suite shower room to bedroom 1) and family bathroom. To the second floor there is a double bedroom, shower room and office. Private and rustic landscaped tiered rear garden with original stone walling to rear and stone wall to side. Block paved sitting terraces amongst lawned area and surrounded by potted plants and small planted trees and shrubs. Gated side access. Resin sweeping "L" shape driveway to front with space for a few cars. Integral garage with double doors. Pressurised hot water system with 300ltr cylinder, Solar Panels that assist the heating of the Hot water, under floor heating throughout the ground floor. Traditional sash windows and natural slate roof. Hand made brick plinth. The property also comes with a 360 degree security camera system installed. Enviably located with short distance to Bedwas village with local amenities, transport links and local police station with primary and secondary schools nearby.

Take an interactive virtual walk around this property via our virtual tour, you can even measure walls and space to check if your furniture fits. For any further enquiries or to book a viewing please contact our Llanishen office.

KEY FEATURES

1,752 SQFT

SELF BUILT DETACHED FAMILY HOME

UNIQUE BY DESIGN

2 SEPARATE RECEPTION ROOMS

INTEGRAL GARAGE

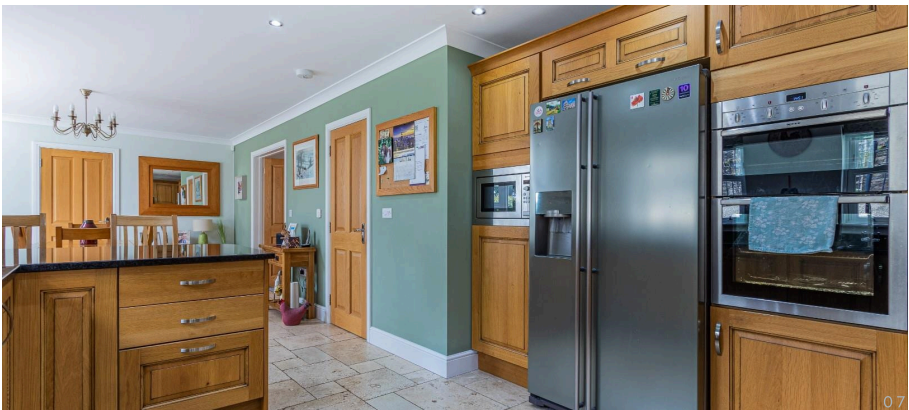
TIERED LANDSCAPE REAR GARDEN

TWO ENSUITE SHOWER ROOMS

4 DOUBLE BEDROOMS

BEAUTIFULLY POSITIONED

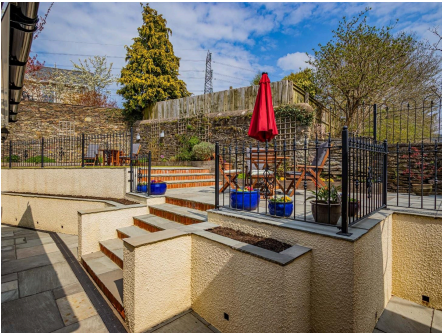
EXTENSIVE DRIVEWAY



INSIDE



INSIDE



OWNERS' COMMENTS

I built this property myself and have loved every second of being here, come with great views.

THE OWNERS

BEDWAS, BEDWAS



ACCOMMODATION

KITCHEN	3.48m x 4.62m
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DINING AREA	4.93m x 4.32m
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FAMILY ROOM	4.37m x 3.58m
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SNUG	3.51m x 3.28m
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INTEGRAL GARAGE	5.97m x 2.95m
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BEDROOM 1 W/ENSUITE SHOWER ROOM	4.67m x 3.25m
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ENSUITE SHOWER ROOM	1.78m x 2.06m
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BEDROOM 3	2.97m x 3.63m
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BEDROOM 4	2.57m x 3.63m
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FAMILY BATHROOM	1.78m x 2.26m
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BEDROOM 2 W/ENSUITE SHOWER ROOM	3.89m x 4.52m
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ENSUITE SHOWER ROOM	1.98m x 2.36m
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OFFICE	1.83m x 3.20m
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SCHOOL CATCHMENT

Welsh Medium Primary School : Y.G.G. Y CASTELL Welsh

Medium Secondary School : Y GWYNDY - YSGOL GYFUN CWM

RHYMNI English Medium Primary School : BEDWAS INFANTS/

BEDWAS JUNIORS English Medium Secondary School : BEDWAS

HIGH SCHOOL

Sunnyside-3 Mountain Road, Bedwas, CAY

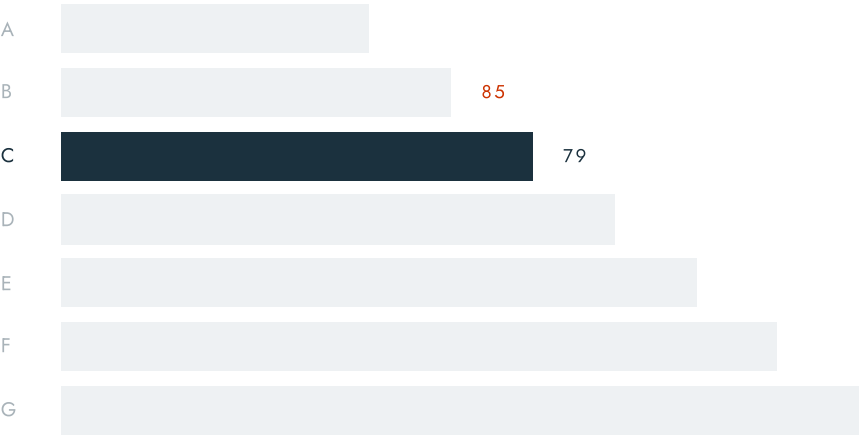
Main Building: Total Interior Area: 1751.61 sq ft



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.

Energy efficiency

Currently band C, with the potential to reach band B.



Rating 79 · potential 85. The full certificate is available on request and on the property's page at jeffreyross.co.uk.

PROPERTY TYPE	HOUSE - DETACHED
INTERNAL AREA	1,752 SQ FT
TENURE	FREEHOLD
COUNCIL TAX	BAND G · ABOUT £3,471 A YEAR <i>Caerphilly County Borough Council, 2026/27 estimate</i>
EPC RATING	79 · POTENTIAL 85

COME AND SEE IT

Arrange a viewing

*Our Llanishen team can arrange a private viewing,
usually within days – call 029 2049 9680.*



Max Tustin

AREA VALUER / NEGOTIATOR

LLANISHEN BRANCH

029 2049 9680

54 STATION ROAD, LLANISHEN, CARDIFF, CF14 5LU



SCAN TO SEE WHAT'S
NEAR YOU

These particulars are a general guide and do not form part of any offer or contract. Measurements are approximate, taken at the widest points, and should not be relied on for carpets or furnishings. We have not tested any services, appliances, fittings or systems. Photographs may have been taken with a wide-angle lens. Tenure and council tax band are as advised by the seller and must be confirmed by your legal adviser. Jeffrey Ross, 54 Station Road, Llanishen, Cardiff, CF14 5LU. 029 2049 9680. The Property Ombudsman, membership D03828. jeffreyyross.co.uk

jeffreygross.co.uk

CARDIFF

VALE

CAERPHILLY

BRISTOL



SCAN TO SEE WHAT'S
NEAR YOU