



## Birch House Bryn Goleu

Bedwas, Caerphilly, CF83 8AU

Asking Price £499,950

HARRIS & BIRT



Nestled in the charming area of Bryn Goleu, Bedwas, Caerphilly, this exquisite, detached house offers a perfect blend of comfort and elegance. With three spacious reception rooms, this property is ideal for both entertaining guests and enjoying quiet family evenings. The generous and flexible layout provides ample space for relaxation and social gatherings, making it a wonderful home for families or those who appreciate a bit of extra room.

The house offers three well-appointed bedrooms, each designed to provide a peaceful retreat at the end of the day. There is a family bathroom, ensuite and two WCs to the ground floor ensure that there is no need to queue in the morning rush, adding to the convenience and comfort of daily living.

Set in a desirable location, this property not only offers a tranquil environment but also easy access to local amenities and transport links, making it a practical choice for those commuting or seeking to explore the surrounding areas.

The property also boasts a 30ft x 23ft integral garage/games room, an additional 22ft x 21ft detached garage with electric roller shutter door, private driveway providing offroad parking for multiple vehicles and mature and manicured gardens featuring a footbridge over a stream.

This delightful home in Bryn Goleu is a rare find, combining spacious living with modern comforts. It is perfect for anyone looking to settle in a welcoming community while enjoying the benefits of a well-designed and thoughtfully laid out home. Do not miss the opportunity to make this splendid property your own.

Offered for sale with no onward chain.



## Accommodation

### Ground Floor

#### Hallway 21'3 x 8'11 (6.48m x 2.72m)

Entered via an obscure and leaded, double glazed front door with matching side windows, fitted carpet, skirting boards, coving, open staircase with spindle balustrade and newel post, storage cupboard. Doors leading to;

#### Living Room 20'3 x 12'5 (6.17m x 3.78m)

Fitted carpet, skirting boards, coving, log burning stove with natural stone surround and hearth, UPVC double glazed and leaded windows to the front and side aspects, UPVC double glazed door and side windows to the rear garden.

#### Kitchen 10'6 x 10'4 (3.20m x 3.15m)

Tile effect laminate flooring, a range of wall and base units, roll top worksurface, one and half stainless steel sink and draining board with chrome mixer tap over, space and gas plumbing for a cooker, integrated pull out extractor fan, space for a fridge, space for a freezer, tiled splashback, UPVC double glazed and leaded windows to the front and side aspects. Door to;

#### Dining Room 10'5 x 10'4 (3.18m x 3.15m)

With doors leading from the kitchen and hallway. Fitted carpet, skirting boards, coving, UPVC double glazed and leaded window to the front aspect.

#### Utility Room 10'1 x 8'0 (3.07m x 2.44m)

Vinyl tiled floor, wall and base units, roll top worksurface, stainless steel sink and draining board with chrome mixer tap over, wall mounted boiler, floor mounted 'Joule' cyclone thermal store water tank, space for a tumble dryer, space and plumbing for a slim line dishwasher, airing cupboard, UPVC double glazed to the side aspect overlooking the rear garden, UPVC partial double glazed door to the rear garden.

#### WC 3'7 x 7'0 (1.09m x 2.13m)

Vinyl flooring, skirting boards, low level wc, wall mounted wash hand basin, UPVC obscure double glazed window to the rear.

#### Office 11'6 x 10'1 (3.51m x 3.07m)

Fitted carpet tiles, skirting boards, UPVC double glazed windows to the front and rear aspects. Door to;

#### Integral Garage / Games Room 30'0 x 23'1 (9.14m x 7.04m)

Painted floor, skirting boards, UPVC double glazed window and UPVC partial obscure glazed door to the side aspect, composite door and up and over garage door to the front aspect, 6 pendant light fittings, coving. Door leading to;

#### Garage WC 5'1 x 3'4 (1.55m x 1.02m)

Painted floor, low level wc, pedestal wash hand basin, coving, UPVC obscure double glazed window to the side aspect.

### First Floor

#### Landing 18'1 x 6'4 (5.51m x 1.93m)

Fitted carpet, skirting boards, storage cupboard, two UPVC double glazed windows to the rear aspect. Doors leading to;

#### Bedroom One 13'2 x 12'11 (4.01m x 3.94m)

Fitted carpet, skirting boards, UPVC leaded and double glazed window to the front aspect, built in wardrobe and additional walk in wardrobe. Door leading to;

#### Ensuite 6'11 x 6'7 (2.11m x 2.01m)

Fitted carpet, skirting boards, corner shower cubical with mains shower over, low level wc, pedestal wash hand basin, tiled walls, UPVC obscure double glazed window to the rear aspect.

#### Bedroom Two 13'2 x 12'0 (4.01m x 3.66m)

Fitted carpet, skirting boards, built in wardrobe, UPVC double glazed and leaded window to the front aspect.

#### Bedroom Three 13'2 x 8'6 (4.01m x 2.59m)

Fitted carpet, skirting boards, built in wardrobe, UPVC double glazed and leaded window to the front aspect.

#### Bathroom 7'11 x 5'6 (2.41m x 1.68m)

Luxury vinyl tiled flooring, partial tiled walls, 'P' shaped bath with electric shower over and glass shower screen, vanity wash hand basin, extractor fan, UPVC obscure double glazed windows to the side and rear aspects.

### Outside

Private off road parking with driveways to both sides of the property leading to two garages.

The front gardens have mature and well kept trees, side borders and shrubbery. Foot bridge over a stream to a lawned area.

The rear garden is mainly laid to lawn with a patio area and access to the detached garage.

#### Detached Garage 22'4 x 21'6 (6.81m x 6.55m)

Electric remote control operated roller shutter door. UPVC partial obscured double glazed door to the side.

### Services

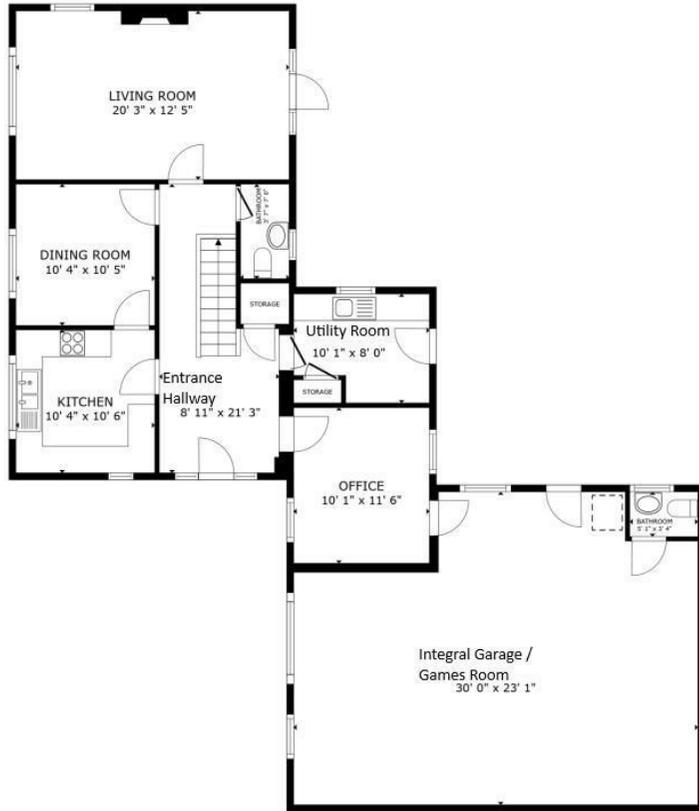
Mains services throughout.

### Directions

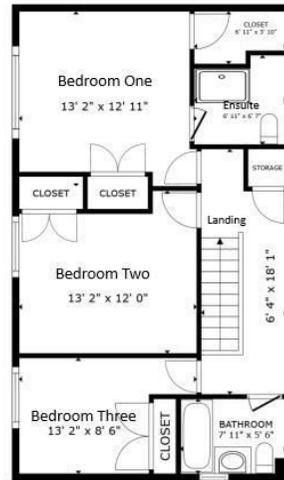
From our office head north on Caerphilly Road/A469 towards Thornhill Road and head over Caerphilly Mountain, turn right onto Mountain Road B4263, continue onto Castle Street/B4600, At the roundabout, take the 3rd exit onto Bedwas Road/A468, Slight left towards Church Street, Merge onto Church Street, Turn right onto Bryntirion, Turn left onto Bryn Goleu.







FLOOR 1



FLOOR 2

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GROSS INTERNAL AREA  
 FLOOR 1 1,531 sq.ft. FLOOR 2 676 sq.ft.  
 TOTAL : 2,207 sq.ft.  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



**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	

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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