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Willowford Road, Tonteg, CF38 1SL

Price £650,000

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This beautiful traditional detached property is mentioned in history books covering the surrounding area and in its time has been servants quarters for an historically important local farm and the home of a prominent engineer during the industrial revolution. The property is situated in an enviable location with generous parking facilities, open countryside views and lovely gardens which surround Cheriton Lodge. The property has been renovated to an extremely high standard, although there is further potential to develop the property, along with the potential to build another property in the grounds, subject to planning permission. Located within easy reach of the Church Village Bypass, A470 and M4 making this an ideal location for commuters and families needing access and amenities. The well stocked gardens measure approximately $\frac{3}{4}$ of an acre, there is a one acre paddock and two acres of natural woodland with the property. There is a sweeping driveway with further off road parking for several vehicles. The property also benefits from an alarm system and CCTV cameras.

Accommodation

The spacious and adaptable accommodation briefly comprises to the lower ground floor, sitting room, utility room and bathroom, whilst to the ground floor there is the entrance hall, cloaks/WC, lounge, kitchen/diner and conservatory. To the first floor there are three bedrooms and family bathroom. Outside offers electric CCTV monitored gates to front with a sweeping driveway to the front entrance. The property is set in large gardens which wrap all around the property with the addition of 6 large kennels and runs, paddock and natural woodland.

Lower Ground Floor

Approached via a solid oak staircase. The lower ground floor offers an ideal annexe opportunity.

Sitting Room 19'8" x 13'7" (5.99 x 4.14)

Presently used as a sitting room but can make an ideal office or additional bedroom. Natural slate flooring. Papered walls and coved ceiling. Inset spot lights. Radiators. Power points. Telephone point. UPVC double glazed door and window to the side of the property.

Utility Room 13'7" x 6'4" (4.14 x 1.93)

Lovely size utility room or could be used as a second kitchen. Natural stone walls. Walls are mainly tiled. Skimmed ceiling. Inset spot lights to ceiling with coving. UPVC double glazed window to side. Ample wall and base units. Plumbing for automatic washing machine and tumble dryer. Space for fridge freezer. Cupboard housing Worcester oil fired boiler plus further cupboard housing pressurised water cylinder. Power points. Inset stainless steel single bowl sink with mixer tap.

Bathroom 7'3" x 7'2" (2.21 x 2.18)

White suite comprising low level WC, wash hand basin set into vanity unit, 'P' shaped bath and double shower cubicle. Tiled flooring and tiling to one wall. Three aqua board walls. Chrome radiator. Wall mounted mirror. Obscure UPVC double glazed window to side.

Ground Floor

Entrance Hall 11'6" x 11'0" (3.51 x 3.35)

Entered from the front via composite door. Attractive natural oak staircase leading to first floor with glass expanse giving plenty of natural light to the hallway. Travertine flooring. Papered walls and skimmed ceiling. Power points. Master telephone socket. Understairs storage. Oak doors leading to all ground floor rooms.

Cloaks/WC 7'6" x 3'3" (2.29 x 0.99)

White suite comprising low level WC set into concealed cistern and wash hand basin built into vanity unit. Tiled walls and flooring. Skimmed ceiling with spot lights. Obscure UPVC double glazed window to side. Chrome heated towel rail. Wall mounted mirror with bluetooth.

Lounge 20'7" x 13'10" (6.27 x 4.22)

Beautifully presented lounge with three UPVC double glazed windows to side. Feature stone fire place with gas log effect wood burner. Skimmed ceilings with spot lights. Carpet. Power points. Telephone point. UPVC double glazed french doors leading to front patio. Glazed unit with a door leading to the lower ground floor.

Kitchen/Diner 17'3" x 13'3" (5.26 x 4.04)

Fitted with an abundance of oak fronted wall and base units with contrasting granite work surfaces. Belling range cooker with extractor fan over. Inset Belfast sink. Space for a large fridge freezer. Skimmed walls and coved ceiling. Radiator. Chrome spot lights. Space for dining table. Travertine flooring. Two UPVC double glazed windows to front and bi-folding doors to;

Conservatory 19'3" x 10'1" (5.87 x 3.07)

UPVC double glazed construction set on a natural stone wall. Double doors leading to rear garden. Two electric convection heaters. Indian sandstone flooring. Power points.

First Floor

Landing

Approached via solid oak staircase. Feature stone wall. Double height glass window. Papered wall to the remaining walls. Skimmed ceiling with coving and inset spot lights. Oak flooring throughout. Solid oak doors leading to all first floor rooms.

Master Bedroom 14'10" x 12'11" (4.52 x 3.94)

Generous sized bedroom which has been beautifully decorated to a high standard. Paper walls and skimmed ceiling with coving and inset spot lights. Four UPVC double glazed windows, two facing the rear garden and two facing the front garden. Oak flooring. Two radiators. Power points.

Bedroom Two 13'4" x 11'10" (4.06 x 3.61)

Beautifully decorated double sized bedroom with two UPVC double glazed windows to side. Papered walls and skimmed ceiling with coving and inset spot lights. Oak flooring. Radiator. Power points. Telephone point.

Bedroom Three 13'5" x 7'9" (4.09 x 2.36)

Another generous sized bedroom with a double aspect of a UPVC double glazed window to side plus full length window to front. Papered walls and ceiling with coving. Oak flooring. Power points. Radiator. Telephone point.

Shower Room 9'1" x 6'1" (2.77 x 1.85)

Low level WC built into concealed cistern, marble wash hand basin with waterfall tap and walk in double shower cubicle with power shower and waterfall shower head. Skimmed ceiling with inset spot lights. Extractor fan. Tiled walls and flooring. Wall mounted mirror with Bluetooth features. Chrome heated towel rail. Obscure UPVC double glazed window to rear.

Outside

Front Garden

Entered via private electric gates opening to a large sweeping bloc pavia driveway with parking for several vehicles. Lawns either side of the driveway and surrounded by mature shrubbery and trees. Access to the rear garden. Shed. Oil tank. Large natural stone patio area.

Side Garden

The addition of a separate driveway off the main road. Lovely large garden with views of the paddock and panoramic views towards Pontypridd and beyond.

Rear Garden

The rear garden has been professionally laid with artificial lawn for ease of maintenance. There are 6 block brick built kennels and runs which can remain and can be utilised for a number of uses to include a workshop. There is further potential to develop / build another property within the extensive grounds, having a larger footprint than the existing property, with a separate driveway. This would be subject to planning permission.

Tenure

The property is to be sold on a Freehold basis. This should be verified by your Solicitor upon completion.

Council Tax

Band F.

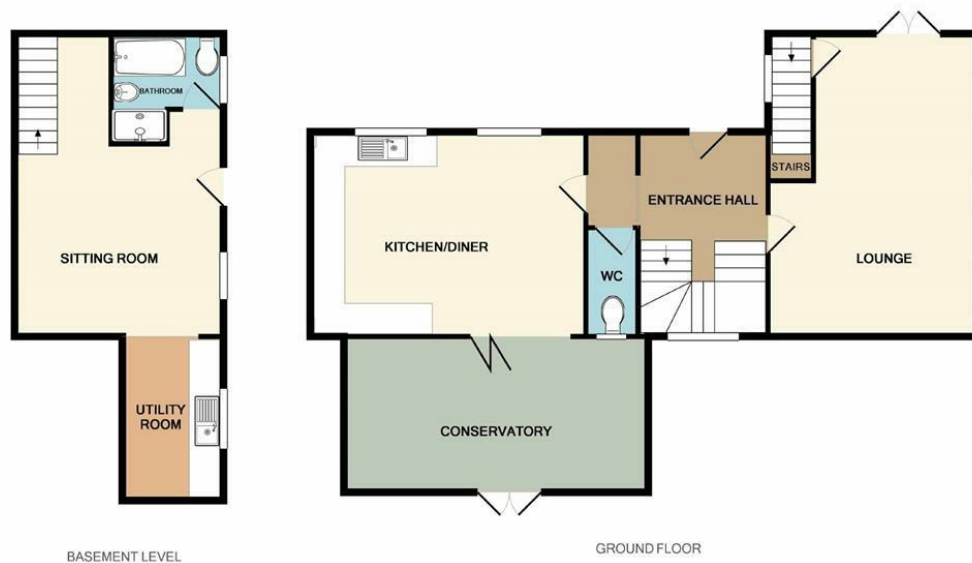
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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