



29 New Road, Deri, CF81 9GJ
Offers In Excess Of £150,000

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Discover Your Dream Home in Deri: A Perfect Blend

Nestled in the serene village of Deri, this exquisite 3-bedroom terraced house is a jewel in the crown of the Welsh countryside. Deri, renowned for its splendid natural surroundings and community spirit, offers a lifestyle of tranquility and outdoor adventure, making this property an ideal sanctuary for families, nature enthusiasts, and anyone yearning for a peaceful retreat.

Exquisite Interior Design and Comfort

Upon entering, you're greeted by a welcoming hallway, boasting tasteful plaster and papered walls adorned with feature plaster mouldings and a tiled floor. The heart of this home is the spacious open plan lounge/dining room, where natural light floods in through the double glazed bay window, highlighting the oak black wooden fireplace with a hot coal effect electric fire. The laminate flooring and elegant illuminating mouldings add to the room's charm, creating a perfect setting for family gatherings and cozy evenings.

The kitchen, modern and sophisticated, was fitted in 2021. It features sleek design elements, including solid wood square edge work surfaces and a range of base, eye level, and drawer units. Integrated electric oven, ceramic induction hob with overhead concealed extractor unit and dishwasher, with the provision for an American-style fridge freezer and washing machine elevate the functionality of this space. The kitchen leads seamlessly to the picturesque garden.

Open Plan Lounge / Dining Room

24'4" x 12'2" (7.43m x 3.72m)

Modern Kitchen

14'3" x 7'10" (4.36m x 2.39m)

Comfortable and Stylish Bedrooms

Upstairs, the residence presents three beautifully appointed bedrooms. Each room is a haven of comfort, with the master and third bedroom offering expansive views of the front landscape. The bedrooms are thoughtfully designed, combining coved and textured ceilings with plastered walls and feature papered walls in some rooms. The laminate flooring in the

second bedroom and the dado in the third add unique touches to each space.

Bedroom One

11'9" x 9'3" (3.59m x 2.84m)

Bedroom Two

10'1" x 8'8" (3.09m x 2.65m)

Bedroom Three

8'7" x 5'8" (2.64m x 1.75m)

Luxury and Style: Spacious Family Bathroom

9'1" x 8'2" (2.79m x 2.50m)

The bathroom, spacious and modern, includes a white 3-piece suite comprising a low-level water closet, pedestal wash hand basin with mixer tap, and a P-shaped shower/bath. Adding to its luxury, a Victorian-style radiator, tiled floor, and dual head mixer shower ensure a truly relaxing experience. Additionally, the space is thoughtfully designed with an airing cupboard, which conveniently houses the combination boiler, blending functionality with sleek design.

Outdoor Living and Additional Features

The property's exterior is as captivating as its interior. The front, elevated from the road and accessed via charming stone steps, leads to an inviting forecourt enclosed by elegant metal railings – the perfect spot for leisurely outdoor relaxation and enjoying the local ambience, and picturesque views. The rear garden is an impeccably designed outdoor sanctuary, featuring three functional tiered levels that include a paved area ideal for Alfresco dining and BBQs and artificial turf, all secured with tasteful safety picket fencing. The pathway leading to the detached garage not only adds to the garden's aesthetic appeal but also enhances its practicality, creating a harmonious blend of beauty and function.

Versatile Fully-Equipped Garage/Workshop

16'0" x 15'8" (4.90m x 4.78m)

The large garage/workshop is a standout feature, equipped with an electric roller shutter, garage floor inspection pit, power, light, and an alarm system. This versatile space can serve as a

secure parking area, a workshop for hobbies, or additional storage. Additionally, the rear lane access to the garage offers ample turning space, ensuring easy and convenient parking.

The Ideal Location

Situated in the village of Deri, this property offers the best of both worlds - a peaceful countryside setting and convenient access to urban amenities. The town of Bargoed is just a short drive away, offering shops, supermarkets, schools, and excellent transport links. For outdoor enthusiasts, the property is on the trail leading to Cwm Darran Park, offering endless opportunities for exploration and enjoyment of the natural world. Additionally, fitness enthusiasts will be delighted to know that a high-tech gym is located just a few miles away, providing state-of-the-art equipment and facilities for those keen on maintaining their fitness regimen. This feature adds yet another layer of convenience and lifestyle options to this already attractive location.

A Rare Opportunity

This property is more than just a house; it's a home that promises a lifestyle of comfort, beauty, and harmony with nature. It's a rare opportunity to own a piece of the picturesque Welsh countryside, in a community that values connection and the great outdoors. Whether you're seeking a family home, a

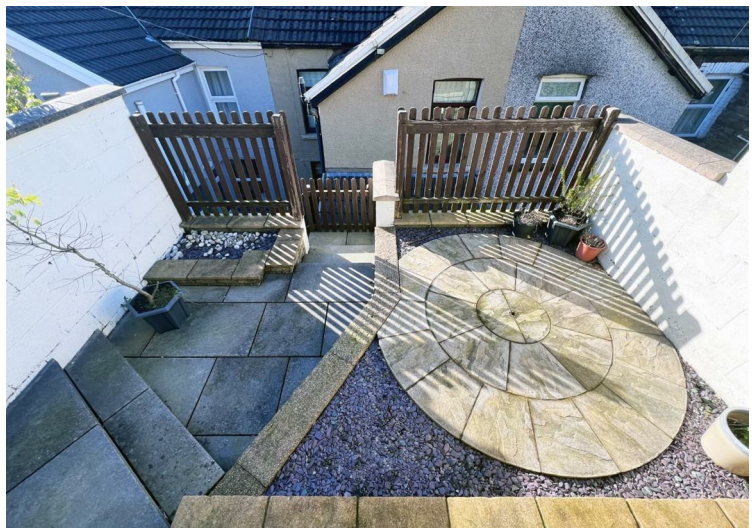
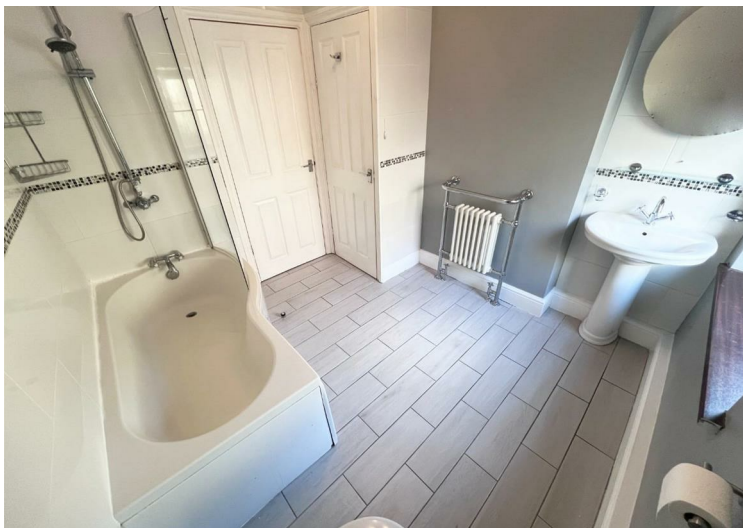
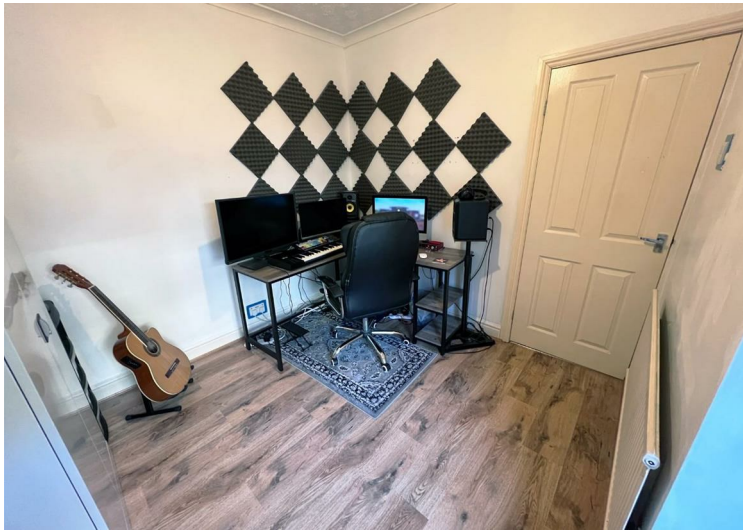
countryside retreat, or a base for outdoor adventures, this property in Deri is a perfect choice.

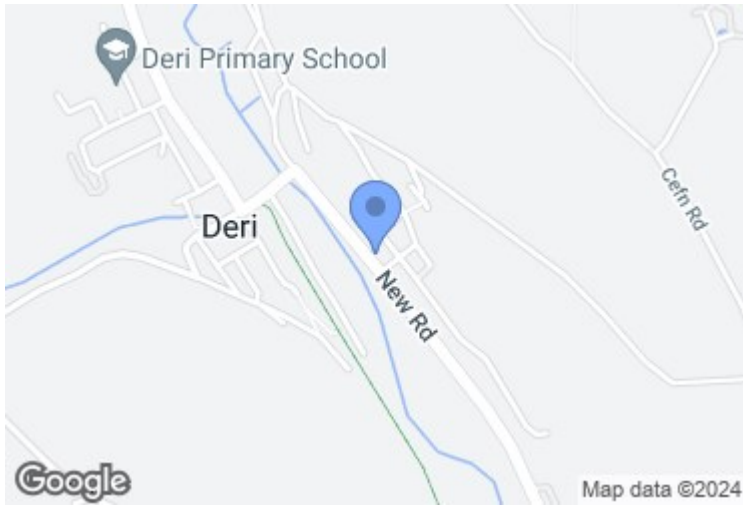
Tenure

We have been advised by the Vendor that the property is FREEHOLD and is being sold with NO CHAIN.

Council Tax

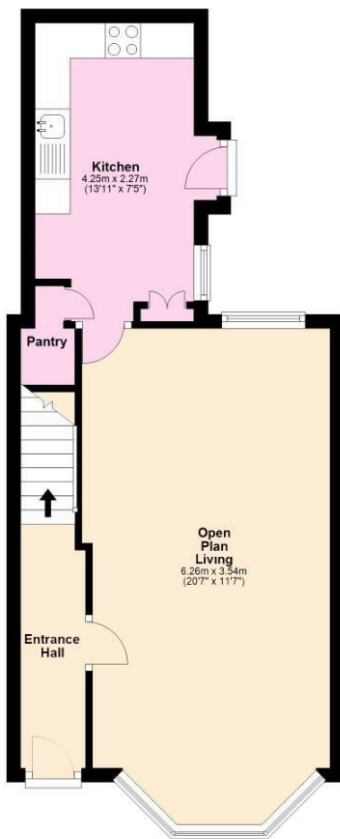
Local Authority; Caerphilly County Borough
Band: B





Ground Floor

Approx. 37.8 sq. metres (406.4 sq. feet)



First Floor

Approx. 35.0 sq. metres (377.3 sq. feet)



Total area: approx. 72.8 sq. metres (783.6 sq. feet)

Whilst every effort has been made to ensure the accuracy of this floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mistake. The 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 functionality or efficiency can be given. Plan produced using PlanUp.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
	84
	44
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(82 plus) A	
(61-81) B	
(49-60) C	
(35-48) D	
(19-34) E	
(11-30) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.