



6 Clos Maes Mawr  
Energlyn | Caerphilly | CF83 2UY

FINE & COUNTRY

# SELLER INSIGHT

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“It was our family’s vision to create this home,” says the owner. “The idea of designing and building our own space had been with us for some time, and in 2000 we decided to bite the bullet and go ahead with the project. It took some time to find the perfect spot but we feel we really struck lucky when we came across this particular plot of land. It’s nestled into the hillside, overlooking the rooftops and castle in Caerphilly, and then the beautiful countryside and mountains beyond. It’s very peaceful here, very private and at the same time we’re so close to everything we could possibly want or need in town.”

“In terms of the design of the house, the family vision that we wanted was for there to be a really good feeling of both light and space throughout, for the layout to flow, making it conducive to both family life and entertaining, and I think we were keen for there to be a really nice sense of connection with both the garden to the back and the views to the front. The hub of the home is the large open-plan kitchen, dining and living space. It’s a really nice room for everyday family time and get-togethers with friends, and we love the fact that during the warmer months we can open up the sliding patio doors, which span almost the entire length of the back of the house, to allow everyday life to spill out onto the garden. We also have a snug and another room that’s very flexible in terms of how it can be used, and the garage has been fully plastered, plumbed and has heating so that too could become yet another room if needed. All in all, it’s a fantastic family home with plenty of space.”

“Because of the elevated position, the views out to the front and to the side of the property are just stunning and so we decided to add a decked seating area at the front where we can sit and enjoy the gorgeous outlook. To the back it’s much more private, but again we’ve created lots of different places where we can sit out, relax and entertain, and from the elevated deck and top patio we can also get a glimpse of the views. I love the fact that the landscaping is so varied; it’s an ideal space for children and adults alike!”

“If you ask me what I’ll miss most when the times comes to move, I can honestly say absolutely everything,” says the owner. “It’s been the perfect family home in the perfect location.”\*

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.













# STEP INSIDE

## 6 Clos Maes Mawr

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Welcome to 6 Clos Maes Mawr, an exquisite family home offering spacious, beautifully designed accommodation in a sought-after location just north of Caerphilly. This property effortlessly blends elegant interiors with modern living and contains five generous bedrooms, including a luxurious principal suite with stunning views. Combined with its convenient location, this home provides the perfect balance of comfort and style for modern family living.

As you enter through the inviting hallway, you are welcomed into a seamless flow through the heart of the property. The spacious sitting room, complete with a cosy fireplace and warm wood accents, opens onto a front-facing balcony—perfect for relaxing and taking in the surroundings.

Adjacent to the sitting room is a modern, open-plan kitchen and dining area, boasting high-end fixtures and top-of-the-line appliances. Sliding doors lead out to the rear garden, creating a perfect blend of indoor and outdoor living. Off this space, a snug room offers a cosy retreat for quiet evenings, with views of the picturesque landscape.

The ground floor further benefits from a flexible additional reception room, currently used as a gym and office, a convenient downstairs WC, and a utility room with direct garden access.

On the first floor, the luxurious principal suite features a bay window with stunning views over Caerphilly, a partitioned layout for added style, and an elegant en-suite bathroom. Bedroom 2 also has its own en-suite and garden views, while Bedroom 3 offers the luxury of a dressing room, en-suite, and a front-facing Juliette balcony. Two further spacious bedrooms are served by a stylish family bathroom on this level.

















# STEP OUTSIDE

6 Clos Maes Mawr

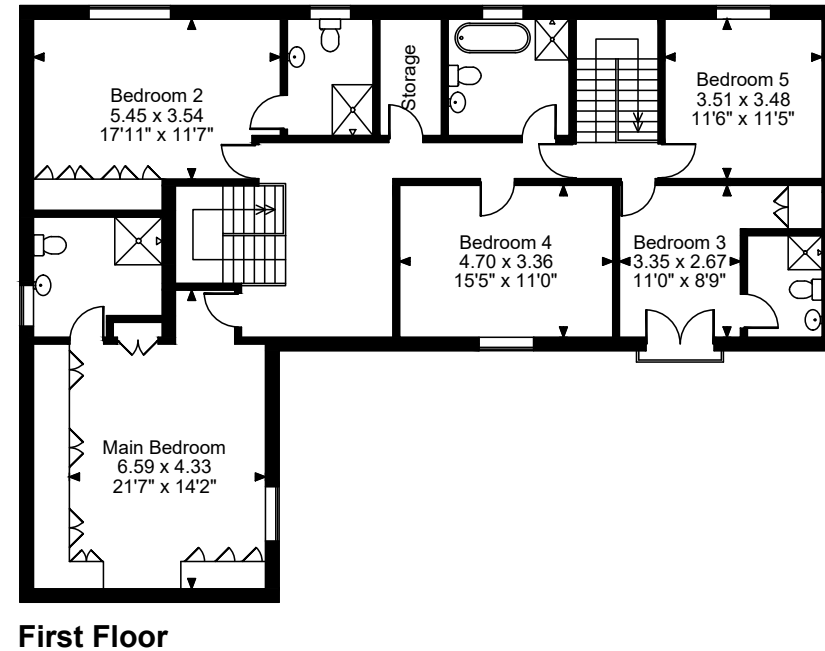
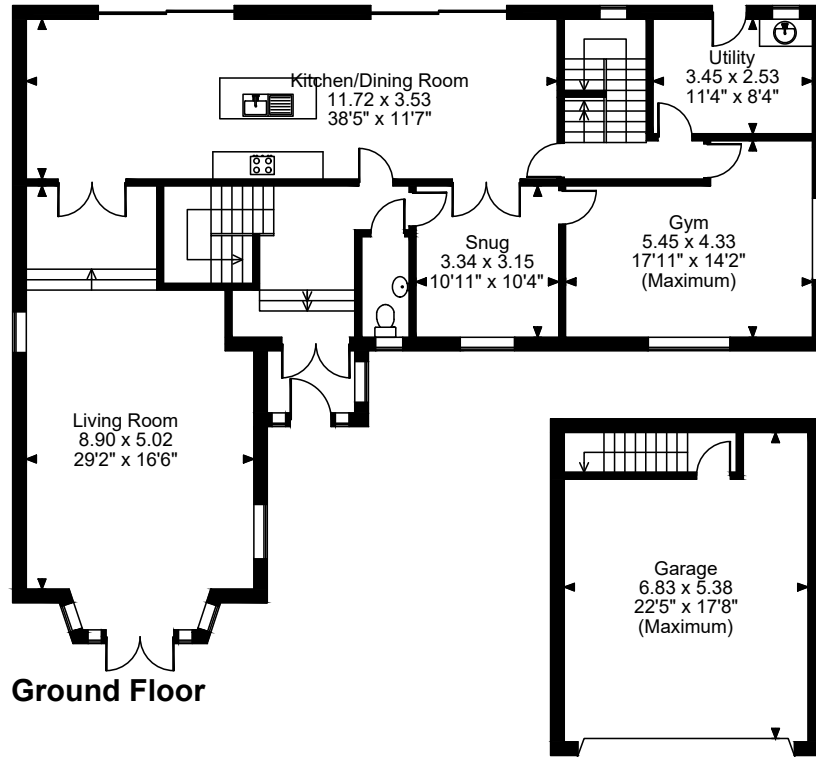
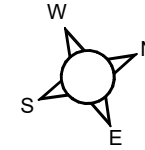
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Outside, the property features a large driveway leading to an expansive garage with space for vehicles and storage. The tiered rear garden is an entertainer's dream, with multiple seating areas, a barbecue area, and a well-maintained lawn. The views over the area can be truly appreciated from the top of the elevated garden which provides a perfect area for lounging on a summer's day.





**Clos Maes Mawr, Energlyn, Caerphilly**  
**Approximate Gross Internal Area**  
**Main House = 3208 Sq Ft/298 Sq M**  
**Garage = 396 Sq Ft/37 Sq M**  
**Total = 3604 Sq Ft/335 Sq M**



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EPC Rating: X

Council Tax Band: G

Tenure: Freehold

What3Words://like.loaning.tunes



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