



Ty Newydd Farm , Llantrisant Road, Capel Lanilltern, Cardiff.

**£865,000** Freehold

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# Ty Newydd Farm , Llantrisant Road, Capel Llanilltern, Cardiff, CF5 6JR.

Ty Newydd Farm is a distinctive house of character, built 1998 by the current owners on the site of an original period farm cottage which was reputed to date back to 1700 and occupied a an overall plot of 1.95 acres. This unique four bedroom family home enjoys the special benefits of ensuite shower rooms serving each of the double sized bedrooms plus a large period family bathroom equipped with a free standing roll top suite. Recently a stunning bespoke kitchen has been installed providing a wonderful social space (30'1 x 14'9), centred around a large island unit with Quartz granite work tops, stylish integrated appliances and inset with a charming stone Inglenook fireplace with contemporary log burner and a solid wood mantle. There are two utility rooms and two ground floor cloak rooms. The living space is truly impressive including five principle reception rooms plus a grand entrance reception hall inset with a wide staircase returning to the east and west first floors. All windows are double glazed with white PVC units, and there are two feature windows, both hexagon in design with coloured leaded glass. Central heating is oil fired with panel radiators and a modern tank installed also in 1998. Charming character features include exposed beamed ceilings and natural stone walls providing a Farm House theme, whilst the living space provides a contemporary style with both a large formal dining room for social meals, and a relaxing lounge with a stone Minster fireplace! With a family in mind the capacious cinema room (18'10 x 17'8) offers a wonderful entertainment centre, whilst both the sitting room (19'11 x 13'6) and the sun lounge (16'3 x 15'0) offer flexible living space with French doors that open onto the gardens. Each of the double bedrooms also include individual walk-in wardrobes, and the unique advantage with the living space on the first floor is the undoubtable fact that each bedroom is well proportioned with pleasing outlooks across the surrounding gardens and grounds. A truly impressive family house situated within only a short drive to Cardiff, and within easy access to an exit onto the M4, allowing fast travel to Newport, Swansea and Bristol.

## Outside Leisure Features

Whilst the property is approached by a long gated private entrance drive which leads to both a large double garage (20'10 x 22'1) and a double car-port (20'11 x 20'5), the outside space includes many separate areas for activity including a large L shaped lawn which is screened by high conifer trees, a fully heated outdoor swimming pool, a large decked sun terrace, an undercover patio and a matching covered hot tub. There is also a further summer house and a separate self-contained home office. There are three further outdoor rooms buildings which could be converted into stables, whilst one of these buildings is already converted into a fully sound proof studio!

## School Catchment

The property lies within the school catchment of Radyr High School, whilst local primary schools include Craig-y-Parc off Heol-y-Parc in Pentyrch Village, and Creigiau Primary School in Creigiau.

## Entrance Reception Hall

16' 8" x 14' 9" (5.08m x 4.50m)

A most imposing and charming large entrance reception hall, inset with a 6 ft wide spindle balustrade staircase with newel posts, exposed beamed ceiling, double radiator, approached from an open fronted porch via two part panelled white PVC coloured leaded glass double entrance doors with side screen windows. Built in under stair cloaks hanging cupboard.

## Downstairs Cloakroom

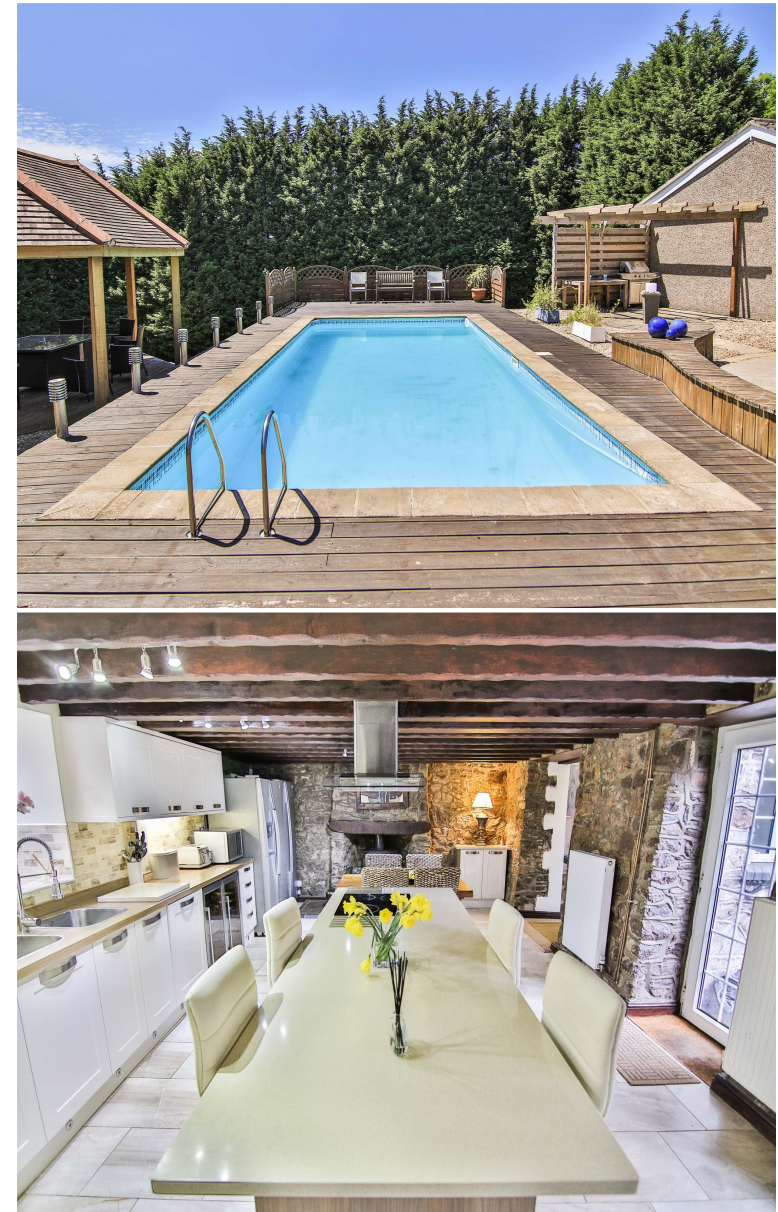
8' 5" x 2' 9" (2.57m x 0.84m )

Fitted stylish modern and contemporary cloakroom suite with tiled walls and floor, comprising a large shaped pedestal wash hand basin with stylish chrome mixer taps and pop-up waste, slim line W.C., PVC Georgian style window to rear.

## Lounge

20' x 15' 5" (6.10m x 4.70m)

Gracious room inset with a Minster fireplace with granite surround and hearth, exposed beamed ceiling, PVC double glazed Georgian style window with outlooks across a front sun terrace, further PVC Georgian double glazed French doors opening on to the rear gardens, double radiator.







### Cinema Room

18' 10" x 17' 8" (5.74m x 5.38m)

A fantastic cinema/games room, equipped with ceiling with spotlights, wide PVC double glazed Georgian style windows overlooking the courtyard front gardens, projector screen, exposed stone walls, feature Living Flame electric contemporary fire, and surround sound.

### Formal Dining Room

20' 2" x 16' 2" (6.15m x 4.93m)

An elegant room with an exposed beamed ceiling, PVC Georgian style double glazed window with views across the pretty front courtyard, PVC Georgian style window to rear, double radiator.

### Kitchen and Breakfast Room

30' 1" x 14' 9" (9.17m x 4.50m)

Well fitted along two sides with an extensive range of stylish and contemporary bespoke floor and eye level units with high gloss doors, panel fronts and chrome handles, Quartz granite work surfaces with island unit and large breakfast bar, integrated Bosch Schott Ceran electric induction hob with a stainless steel canopy style extractor hood with glass surround and lights, two integrated stainless steel sinks with a powerful power jet chrome mixer tap, integrated AEG dishwasher, integrated Hoover wine cooler, two tall storage larder units, two integrated Bosch fan assisted electric ovens, ceramic tiled floor throughout, space for the housing of two American style fridge freezers, exposed stone inglenook fireplace inset with a log and multifuel cast iron burner with stone hearth, two double radiators, PVC window with side garden aspect, PVC window with front garden aspect, PVC double glazed outer door to front courtyard. LED plinth lights.



### Utility Room One

12' 6" x 7' 11" (3.81m x 2.41m)

With access to an outer hall with radiator and PVC Georgian style door with access to rear gardens. Well fitted along one side with high gloss contemporary floor and eye level units with chrome handles and solid work surfaces with a ceramic tiled surround, exposed beamed ceiling, radiator, and PVC Georgian style window to rear.

### Second Downstairs Cloakroom

6' 11" x 3' 7" (2.11m x 1.09m)

Suite comprising wall mounted wash hand basin with chrome mixer taps and pop-up waste, W.C., ceramic tiled floor and walls, PVC window to side, radiator.

### Utility Room Two

8' 6" x 4' 5" (2.59m x 1.35m)

Approached from the kitchen, fitted along two sides with high gloss contemporary and stylish floor and eye level units with laminate work surfaces and chrome handles, incorporating a modern sink with mixer taps, vegetable cleaner, space with plumbing for an automatic washing machine, space for the housing of a tumble drier, space for the housing of a low level fridge, ceramic tiled floor and walls, ceiling with spotlights.

### Sitting Room

19' 11" x 13' 6" ( 6.07m x 4.11m ) A stunning room with solid oak floor and exposed beamed ceilings, PVC double glazed Georgian style French doors opening on to the rear gardens, further double glazed Georgian style window overlooking the front courtyard gardens, square opening leading to.....



### Sun Lounge

16' 3" x 15' maximum (4.95m x 4.57m maximum)

A large and versatile sun lounge conservatory, inset with a solid wood floor, cavity brick outer plinth walls surmounted by PVC double glazed Georgian style windows, inset with PVC French doors opening onto a block paved courtyard front garden, double radiator, standard ceiling with spotlights.

### First Floor Landing

Three PVC double glazed Georgian style windows with rear aspect, spindle balustrade landing, exposed beamed ceiling.

### Master Bedroom One

19' 10" x 15' 5" (6.05m x 4.70m)

Gracious room with an exposed beamed ceiling, elegant coloured leaded glass hexagon shaped window with side aspect, two further PVC Georgian style double glazed windows with front and rear aspect, double radiator.

### Ensuite Shower Room

7' 2" x 4' 3" (2.18m x 1.30m)

White suite with walls largely ceramic tiled, ceramic tiled floor, shaped pedestal wash hand basin, W.C., separate ceramic tiled shower cubicle with Mira shower unit and glass shower door. Radiator, PVC double glazed Georgian window to front, beamed ceiling with spotlights.

### Walk-In Wardrobe

7' 2" x 5' 5" (2.18m x 1.65m)

An extensive hanging and storage space, electric light.





### Bedroom Two

16' 7" x 16' 3" (5.05m x 4.95m)

A large impressive bedroom with an exposed beamed ceiling, double radiator, PVC Georgian style double glazed window with pleasing front aspect across the courtyard gardens and towards adjacent fields.

### Ensuite Shower Room

7' 1" x 4' 3" (2.16m x 1.30m) Modern white Ideal standard suite with ceramic tiled floor and ceramic tiled walls, comprising shaped pedestal wash hand basin, corner shaped corner ceramic tiled cubicle with Mira shower unit and shaped clear glass sliding doors and screen, radiator, PVC Georgian style double glazed window to front, beamed ceiling with spotlights.

### Ensuite Dressing Room/wardrobe

7' 2" x 5' 6" (2.18m x 1.68m) With extensive hanging space and shelving, together with a small access leading to the roof space, electric ceiling light.

### Bedroom Three

15' 9" x 12' 6" (4.80m x 3.81m) A charming room, equipped with three Velux double glazed windows, three further PVC Georgian style side windows overlooking a side garden with pergola, ceiling with spotlights, double radiator.

### First Floor Landing Continued

Built-in linen cupboard and a further built-in full height airing cupboard with copper hot water factory insulated tank. Two further PVC Georgian style windows overlooking front courtyard, radiator, and part beamed ceiling with spotlights.



### Ensuite Shower Room

10' 11" x 6' 2" (3.33m x 1.88m)

Stylish modern recently installed suite with limestone style ceramic tiled floor and walls, comprising double size shower with contemporary Mira shower unit and clear glass sliding doors, chrome fittings, shaped wash hand basin with a contemporary built out vanity unit, mixer taps and pop-up waste, W.C. with concealed cistern, double radiator, PVC Georgian style window to side, ceiling with spotlights, built-in bathroom full height cabinet, hardwood panelled outer door leading to second staircase providing direct access to the kitchen and breakfast room.

### Built-In Wardrobe

12' 6" x 3' 10" (3.81m x 1.17m)

Approached via double doors with leaded lights and brass handles, extensive hanging space and shelving.

### Bedroom Four

18' 5" x 10' 6" (5.61m x 3.20m)

With an elegant hexagon shaped PVC double glazed leaded coloured glass front window, further PVC Georgian style double glazed window with front garden and courtyard aspect, double radiator.

### Ensuite Shower Room

7' 8" x 6' 9" (2.34m x 2.06m) Modern white suite with ceramic tiled walls, comprising shaped pedestal wash hand basin, low level W.C., separate ceramic tiled shower cubicle with New Team 3000 shower unit and glass shower door, PVC Georgian style window to side, radiator.



### Walk-In Wardrobe/dressing Room

7' 8" x 6' 7" (2.34m x 2.01m)

A good size, fitted with extensive shelving and hanging space, electric light.

### Family Bathroom

16' 8" x 7' 10" (5.08m x 2.39m)

A most impressive white Period style suite with ceramic tiled walls and exposed beamed high atrium style ceiling with spotlights, comprising a free standing roll top bath with gold effect mixer taps and mixer shower fitment, W.C. with hardwood toilet seat and china handle, large shaped pedestal wash hand basin, double radiator, PVC Georgian style window to rear, PVC Georgian style window to side.

### Private Entrance Drive

Approached via private gates with side pillars and leading to a long sweeping entrance drive that leads into the front garden and continues to a large block paved turning area with parking for several vehicles and equipped with outside lights and water tap.

### Double Carport

20' 11" x 20' 5" (6.38m x 6.22m)

Electric power and light.

### Double Garage

22' 1" x 20' 10" (6.73m x 6.35m)

Approached via electronically controlled fob operated roller double width door. Electric power and light.





### Home Office

14' 5" x 14' ( 4.39m x 4.27m )

Fully equipped private detached from the main house home office, independently approached from the courtyard via a PVC double glazed door with side screen window, extensive power points and light fittings, outer hall leading to downstairs cloakroom with W.C. and wash hand basin, plus additional PVC outer door.

### Store Room

### Hot Tub

Fully operational hot tub with a timber trellis surround with timber pitched roof.

### Outdoor Swimming Pool

Large fully heated electrically powered outdoor swimming pool with cover and decked side sun terrace, bordered with timber garden seats and outside lighting. Approximate depth 1.8 meters continuous.



### Breeze House

Open fronted breeze house with space for patio table and chairs beneath a rosemary tiled roof with timber outer pillars

### Decked Sun Terrace

Large decked sun terrace inset with a summer house/storeroom, detached and fully equipped with electric power and light, edged with outside lights and trellising for full privacy.

### Outside Lawn

Large main lawn, edged with high grown conifer trees and garden trees to afford maximum privacy and security.

### Enclosed Garden

There is a further enclosed garden which could be turned into a ménage or small paddock, currently with hard concrete flooring but bordered with outside walls to afford privacy and security.

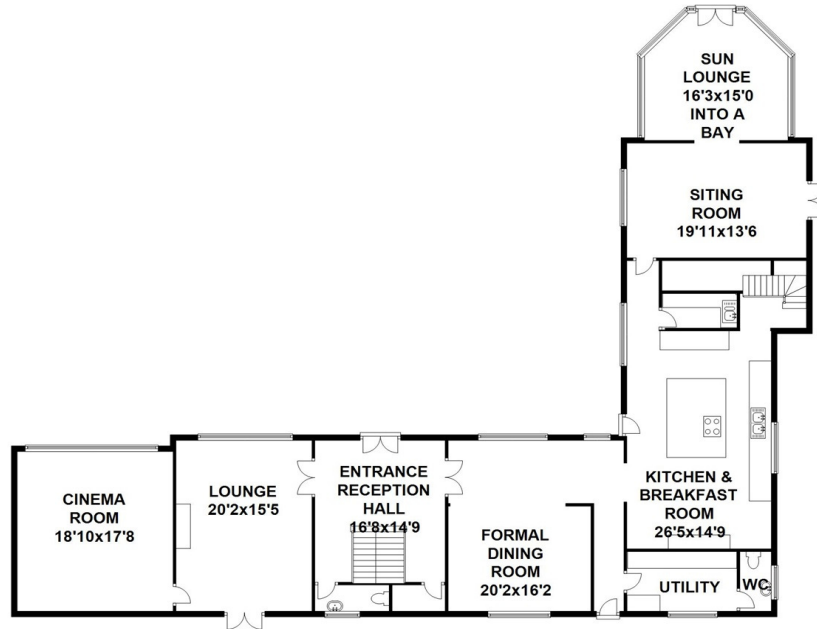




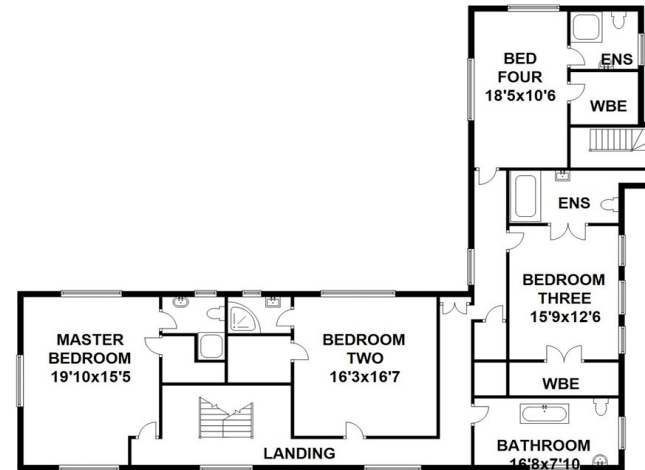




GROUND FLOOR 2512 SQUARE FEET



FIRST FLOOR 1861 SQUARE FEET



26 Merthyr Road, Whitchurch, CARDIFF, South Glamorgan, CF14 1DH

EPC Rating: D

Property Ref: WHI301005 - 0014



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