



4 Hill Terrace

Twyn-Yr-Odyn, Cardiff, CF5 6BH

Offers In Excess Of £325,000

HARRIS & BIRT



A charming, end of terrace, cottage full of character and dating back to c.1821 located in the popular semi-rural hamlet of Twyn-yr-Odyn and within easy commuting distance to the capital city of Cardiff. The cottage has been stylishly and sympathetically refurbished in recent years and briefly comprises: entrance porch, living room, dining room and kitchen to ground floor. Split level staircase to spacious bathroom, steps lead up to the first floor offering two double bedrooms. Outside enjoys the benefit of off road driveway parking for two vehicles and an enclosed rear garden.

Twyn-Yr-Odyn in itself is a small hamlet that houses the Horse & Jockey pub and circa 30 properties, as well as a children's play area, local allotments and within easily accessible network of footpaths. Situated just a short way away from the larger village of Wenvoe. Wenvoe offers an abundance of amenities including a church, primary school, post office, range of public houses with dining facilities and Wenvoe Castle Golf Club. The property is located within easy access of the M4 corridor towards both Cardiff, Swansea and Bridgend.

- End Terrace Stone Built Character Cottage
- Parking For Two Vehicles To The Rear
- Far Reaching Countryside Views
- Easy Access to M4 Corridor
- Close to Local Amenities
- Two Spacious Bedrooms
- Enclosed Rear Garden
- Exposed Stonework and Log Burning Stoves
- Semi Rural Village of Twyn Yr Odyn
- EPC - E

Accommodation

Ground Floor

Entrance Porch 5'5 x 5'5 (1.65m x 1.65m)

The property is entered from the front via UPVC front door into porch. Part glazed to both sides. Stone floor. Ceiling light. Part glazed door through to living room.

Living Room 16'8 x 10'6 (5.08m x 3.20m)

Large sash window overlooking the front. Feature exposed stone & brick chimney breast containing inset 'Ironwood' wood burning stove set on hearth with oak mantel over. Wooden floor boards. Papered walls. Radiator. Pendant ceiling light.

Dining Room 13'8 x 10'4 (4.17m x 3.15m)

Large sash window overlooking rear garden. Feature exposed stone & brick chimney breast containing inset Ironwood wood burning stove set on hearth with oak mantel over. Recess either side of the fireplace with shelving. Understairs storage cupboard. Polished stone floor. Papered walls. Radiator. Pendant ceiling light.

Kitchen 9'3 x 12'3 (2.82m x 3.73m)

Modern fitted kitchen with features to include: range of wall and base units with granite effect worksurfaces and brick effect tiled splashbacks. Inset 1.5 bowl and sink with curved mixer tap and draining grooves. Freestanding electric oven and hob with wall mounted, electric extractor hood. over. Space for undercounter washing machine. Space for freestanding fridge/freezer. Window overlooking the side with tiled deep sill. Part glazed door to rear. Polished stone floor. Exposed ceiling beams with ceiling spotlight strip. Pine door with decorative stain glass insert to dining room.

First Floor

Landing 4'11 x 10'7 (1.50m x 3.23m)

Split level stairs with fitted carpet. Loft access hatch. Wooden floor boards. Papered walls. Pendant ceiling light. Radiator.

Bathroom 8'7 x 10'9 (2.62m x 3.28m)

Traditional three piece suite in white comprising low level WC, pedestal wash hand basin and free standing roll top bath with mixer tap and shower head attachment. Shower cubicle with decorative tiled walls. Wall mounted mains connected shower and glazed shower door and side. Part brick effect tiles. Part tongue and grooved panelled walls. Wooden floor boards. Loft access hatch. Skimmed ceiling with ceiling spotlights.

Master Bedroom 11'6 x 10'4 (3.51m x 3.15m)

Two sash windows overlooking the front offering far reaching countryside views. Full width run of fitted wardrobes with part glazed doors and storage above. Varnished wooden floor boards. Papered walls. Pendant ceiling light. Radiator.

Bedroom Two 11'11 x 10'7 (3.63m x 3.23m)

Large sash window overlooking rear. Feature fireplace containing open cast fire set on slate hearth with wooden mantel surround. Continuation of wooden floor boards. Papered walls. Radiator. Pendant ceiling light.

Outside

A pedestrian lane leads to the front of the property with steps up onto the paved front terrace leading to the front porch. At the end of the rear lane the property has added a brick paved driveway offering

off road parking for two vehicles. Timber gate with steps down to the rear garden which is mainly paved for ease of maintenance with mature planted borders. Further steps lead to the back door offering access to the kitchen.

Services

The property is serviced via mains electricity, water and drainage. Central heating by oil via Grant boiler installed 2023 and located under the stairs. Wood burners were installed in May 2023. Double glazing throughout. The wallpaper throughout the property is Morris & Co featuring the designs of William Morris.

Directions

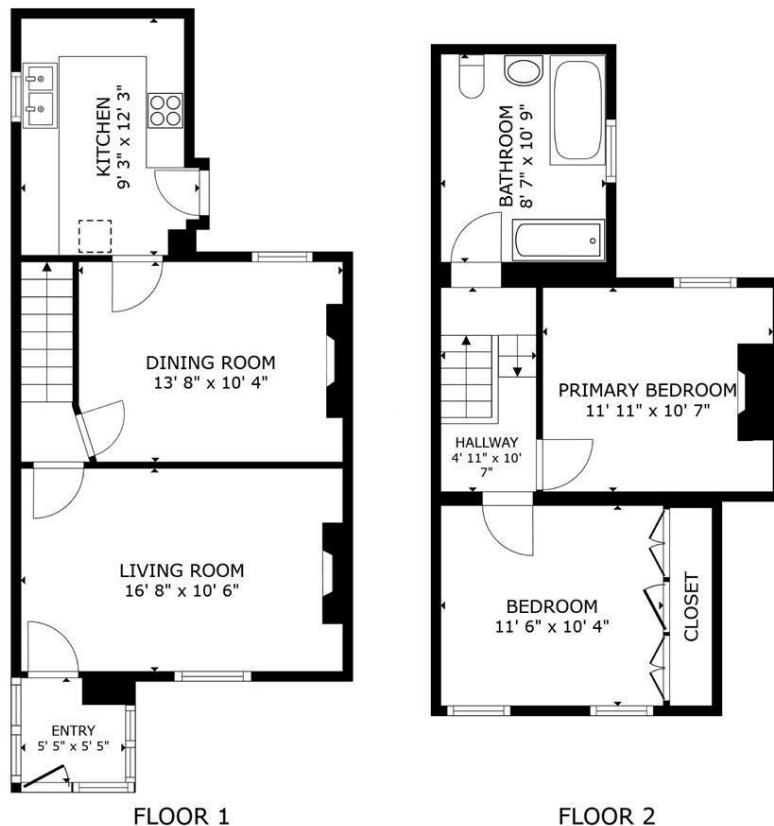
From Culverhouse Cross, follow the A4050 in a southerly direction initially signposted towards Barry/Cardiff Airport. At the traffic lights after the retail park, turn right signposted St Lythans/Twyn Yr Odyn. Travel past The Beech Tree Inn and continue on up the hill along St Lythans Road into the hamlet of Twyn Yr Odyn. At the brow of the hill on the corner turn left onto Hill Terrace, parking is available at the end of the terrace on the driveway of number 4.











FLOOR 1

FLOOR 2

**HARRIS
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GROSS INTERNAL AREA
FLOOR 1 492 sq.ft. FLOOR 2 439 sq.ft.
TOTAL : 931 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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