



PEN Y PARC
CEFN PORTH ROAD | CARDIFF



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PEN Y PARC OFFERS A RARE OPPORTUNITY TO ACQUIRE A WELL LOCATED SMALLHOLDING WITHIN EASY REACH OF CARDIFF. COMPRISING A DETACHED FOUR-BEDROOM BUNGALOW WITH A RANGE OF AGRICULTURAL AND GENERAL PURPOSE BUILDINGS AND PADDOCKS EXTENDING IN ALL TO APPROXIMATELY 8.16 ACRES.

- Four bedrooms, two bathrooms and a large reception room •
 - Bright and airy kitchen, dining and family room •
 - Overlooking the land to the front of the dwelling •
 - A tremendous main agricultural building •
 - Paddocks extending in all to approximately 8 acres •
 - Located within easy reach of Cardiff and the M4 •
- Offered for sale by private treaty with vacant possession available upon completion •

DISTANCES FROM PEN Y PARC

Rudry 2.9 miles • Caerphilly 5.2 miles • Cardiff 6.0 miles • Newport 8.9 miles
Bristol 39.3 miles • Swansea 43.3 miles • London 145.0 miles
M4 Jct 30 1.2 miles
Cardiff Airport 21.0 miles • Bristol Airport 43.3 miles
Lisvane Train Station 4.9 miles • Cardiff Central Train Station 9.2 miles
(all distances are approximate)

These particulars are intended only as a guide and must not be relied upon as statement of fact. Your attention is drawn to the Important Notice on the last page of the text.



LOCATION & SITUATION

Pen Y Parc is situated in a highly sought after location near Rudry Village, offering a rural lifestyle, yet within easy commuting distance to local amenities and services. With woodlands behind the house offering privacy yet profiting from views across the countryside towards Cardiff Bay.

The rare opportunity for a detached bungalow with accompanying buildings and paddocks extending in all to approximately 8 acres makes Pen y Parc truly worth a viewing.

The area is spoilt for choice when it comes to private education as there are many excellent schools in Cardiff to include, Howells School, Westbourne School, Cardiff Montessori School and Nursery, Kings Monkton School, Cardiff Steiner School, Cardiff Muslim Primary School and St Johns College.

The property is accessible for those needing to commute to the major cities of Newport, Bristol, Cardiff and London. Trains from Cardiff arrive in London in just over 2 hours.

THE PROPERTY

Pen Y Parc provides a delightfully light and appealing bungalow with south-westerly views over its own land and further a field. Stepping inside the dwelling you are met with a useful front porch which flows through into the main reception room. Profiting from large bi-fold windows to the front and a small wood burning stove this room provides a lovely heart to the property and an excellent living or entertaining space. Moving back into the house the kitchen, with fitted units, offers a lovely space within the house and has ample room for a family dining table. With access to, and a view over the rear garden the kitchen presents a lovely room for any family to enjoy.

The accommodation continues to offer four well sized bedrooms, two accessed directly from the entrance hallway and the other two accessed from the kitchen. One of the double bedrooms is suited and offers a useful shower room with a WC & wash basin. The family bathroom has an appealing freestanding bath, a WC, shower and wash basin.

Internally the dwelling is complimented by a useful utility room accessed from the kitchen providing ample storage space and housing the boiler.

In the gardens there is a useful single garage with access directly onto the front drive as well as a large outbuilding which could be converted (STPP) into a delightful home office or similar. With the woodlands behind the gardens, especially the rear garden, offering a peaceful and private area to relax and enjoy.



BUILDINGS & LAND

Across the land in Pen Y Parc's land and buildings. With a wide access directly from Cefn Porth Rd and a good hard surfaced and part concreted track leading up to the main agricultural buildings.

The main agricultural building comprises a large livestock building, previously used for cattle housing. With an open fronted aspect under a cantilever roof covering the front feed passage with a floor area extending to approximately 25m x 20m as a whole with a separate section to the rear third of the building. Being of a modern steel portal frame construction with timber space boarding cladding and part concrete walls, over a concrete floor with a concrete apron surround this is truly an exemplary building which might be attractive for other uses such as equestrian stabling or similar livestock enterprises.

Additionally there is a small range of timber built stables and general storage buildings. These provide a great addition to the main building and offers useful secure storage spaces. A poly tunnel was previously sited on the yard but this is now in need of re sheeting.

There is a small private solar array which is ground mounted. It is understood that there is no RHI payment for this and buyers should satisfy themselves in regard to these panels and their capacity.

The land is split into several useful paddock enclosures and provides good grazing for livestock or equestrians. Separated by stock proof post and wire fencing with a mature hedge on the roadside the enclosures are easily managed for grazing.

The land is generally level or gently sloping and profits from desirable and far reaching views over the neighbouring countryside towards Cardiff and the Severn Estuary.

There is a small area of recently planted fruit trees adding appeal and diversity to the yard area.

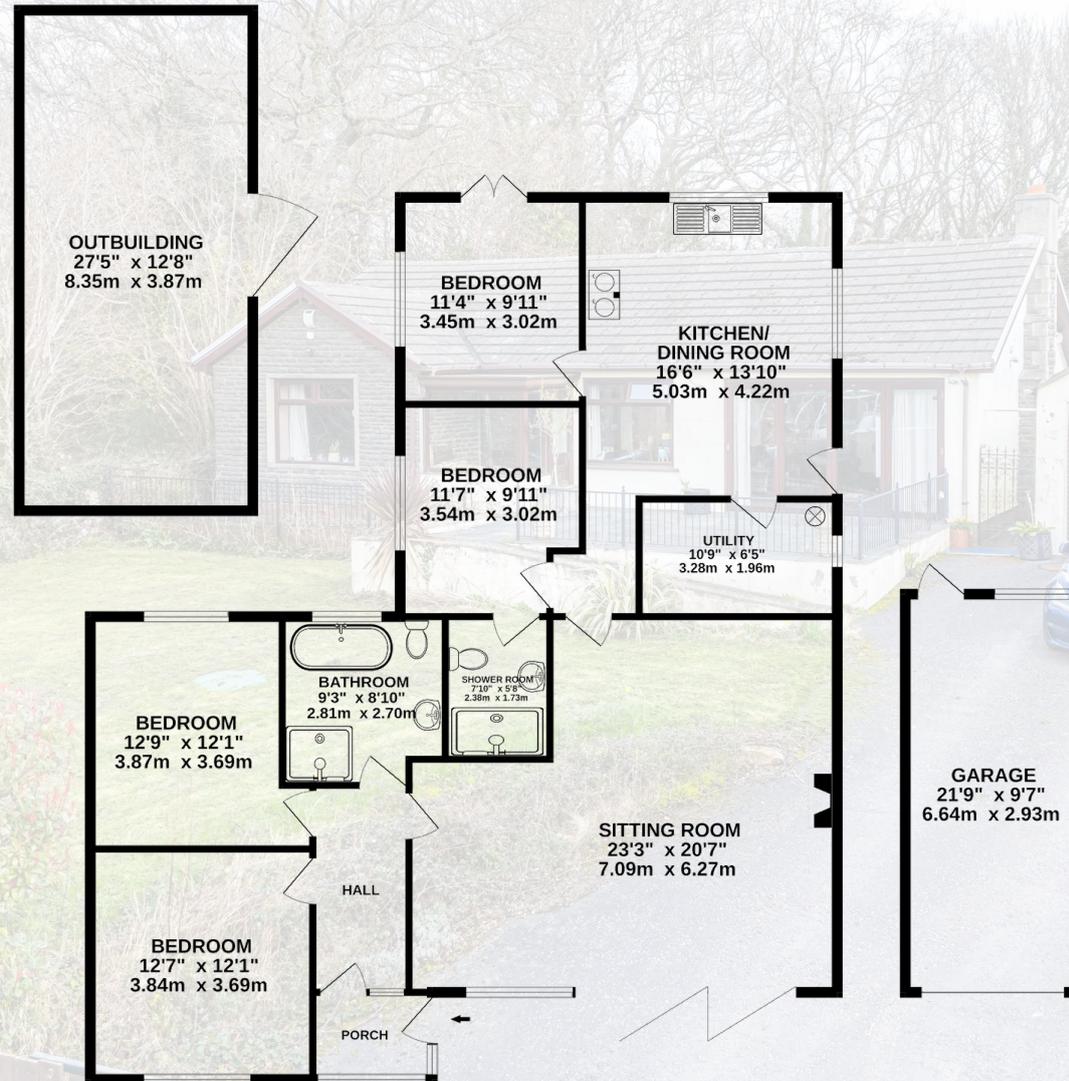
No BPS entitlements are included within the sale.

We are not aware of any public or third party rights of way which cross the property.

In all Pen Y Parc extends to 8.16 acres.



FLOORPLAN



PEN Y PARC, CEFN PORTH ROAD, CARDIFF, CF14 0LE

TOTAL FLOOR AREA: 2021 sq.ft. (187.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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KEY INFORMATION

Services: Mains electricity and private borehole water, LPG fired central heating and private drainage (treatment plant). Broadband is connected.

Tenure: Freehold with vacant possession available upon completion.

Wayleaves, Easements and Rights of Way: The property is offered with all existing wayleaves, easements and all public and private rights of way and other such rights, whether these are specifically referred to in these particulars or not.

Fixtures and Fittings: Only those items specifically mentioned in these particulars will be included in the sale, the remainder are excluded from the sale, however, may be available by separate negotiation.

Council Tax Band: F.

Local Authority: Cardiff Council. Telephone 029 2087 2087.

Viewings: Strictly by appointment with the selling agents.

Directions: From the M4 motorway take junction 30 (Cardiff Gate) and take the exit north towards Meas y Bryn Road. Continue straight over the roundabout and continue past the garden centre on your left hand side. Continue for 0.5 miles onto Cefn Porth Road. Continue for another 0.5 miles and the property will be located on your right hand side.

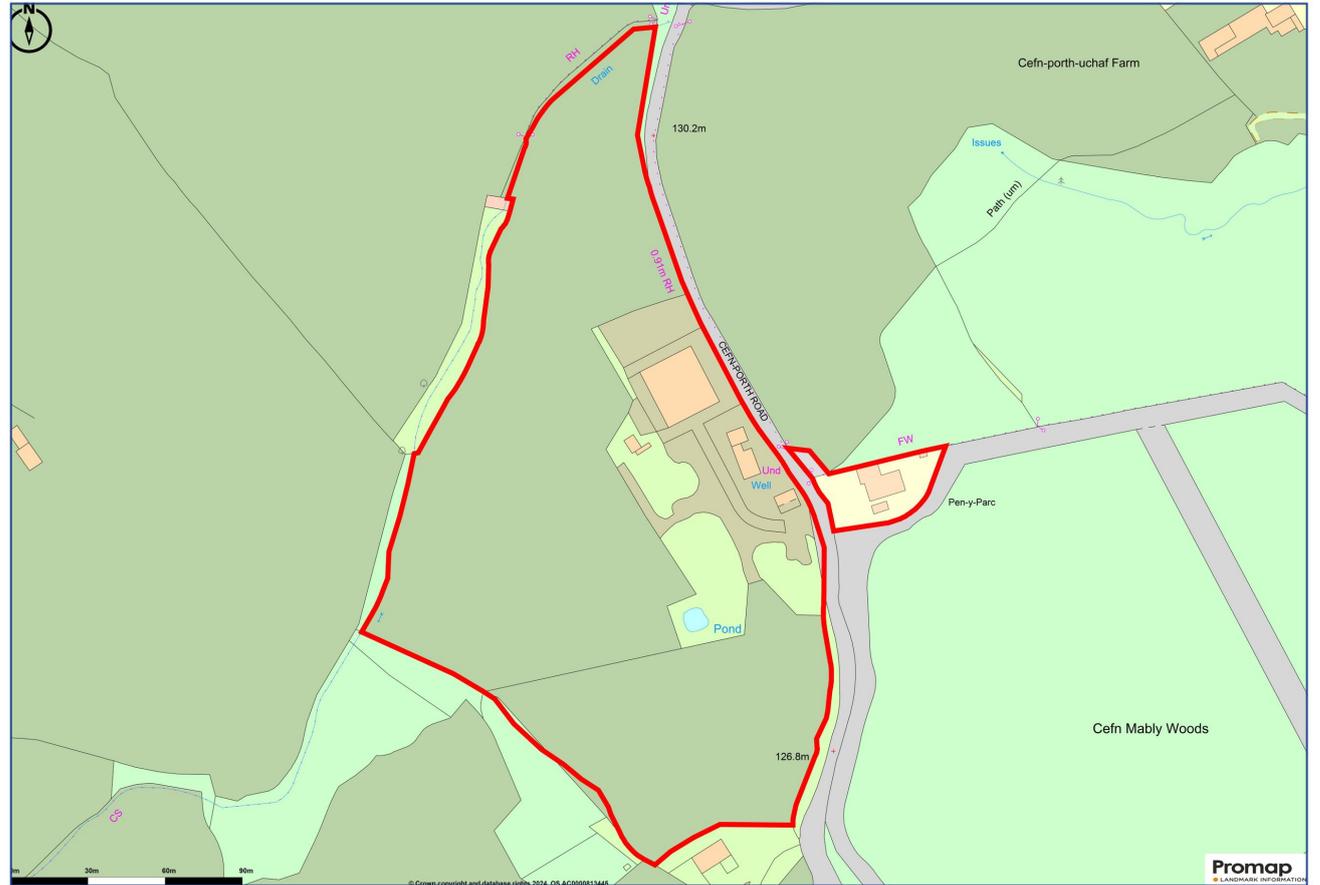
From Caerphilly take Van Road east out of the town and continue for 2.5 miles before turning right opposite the Maenllwyd Inn. Continue for 0.3 miles until you reach the next cross roads and take the right hand turning. Continue for 0.4 miles along Rudy Road before turning left onto Cefn Porth Road. Continue for 0.8 miles and the property will be found on your left hand side.

A for sale board will be located at the entrance to the property.

Postcode: CF14 0LE

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 2+ | A | | |
| 1-91 | B | | 85 B |
| 9-90 | C | | |
| 5-68 | D | | |
| 9-54 | E | 52 E | |
| 1-38 | F | | |
| -20 | G | | |



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