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## Cwm Ddu Barn

Cefn Mably, Cardiff, CF3 6LP

Offers Over £700,000

HARRIS & BIRT



Harris & Birt are delighted to offer to market this beautiful detached 4/5 bedroom stone built Barn, set within the rural location between Lisvane and Cefn Mably. The property is set back from the road via a driveway for just three properties with right of access and looks out across picturesque views of open grazing fields. The property briefly comprises; entrance hall, bedroom five/study, WC, utility room, open plan kitchen/breakfast/dining room and living room to ground floor. To the first floor there are three double bedrooms one with en suite, a single bedroom and family bathroom. Features include; alarm system, underfloor heating to ground floor exposed beam work, stone pointed walls and high quality finishes to kitchen and bathrooms. The property is set on a sizeable plot with a flat garden mainly laid to lawn with a patio terrace area and plenty of off-road parking including DOUBLE GARAGE (20'0" x 18'0"). The property overlooks beautiful agricultural grazing fields.

The property is located in Cefn Mably which is the perfect location for wanting to be rural whilst also being a short commuting distance to Cardiff City Centre and the M4 corridor. Cefn Mably has an array of amenities and attractions including; Cefn Mably Arms, Cefn Mably Lakes and Cefn Mably Farm Park. It is also only a short drive away from Cardiff Gate Business and Retail Park with further amenities. There are a number of schools within the catchment area including Marshfield Primary School and Bassaleg High School.

- Detached Barn Conversion
- Rural Location
- Open Plan Kitchen/Dining Room
- Detached Double Garage
- Off Road Parking
- Beautiful Countryside Views
- 4/5 Bedrooms
- EPC Rating E

## Accommodation

### Ground Floor

#### Entrance Hall 10'5" x 11'10" (3.18m x 3.61m)

The property is entered via hardwood front door with hardwood double glazed vision panel and additional double glazed side vision panels offering plenty of natural light into open entrance hallway. Stone pointed wall with further skimmed walls and ceiling. Further natural light with Velux window to ceiling and view to gallery landing on first floor. Slate flooring with underfloor heating. LED spotlights. Opens out through into utility room and kitchen/breakfast dining room. Doorways through into WC and study/bedroom five.

#### Study/Bedroom Five 10'10" x 10'4" (3.30m x 3.15m)

A versatile space which is currently used as bedroom five. Hardwood double glazed window to front elevation. Stone pointed wall with further skimmed walls and ceiling. Oak laid flooring with underfloor heating. Pendant ceiling light.

#### Utility Room 17'3" x 5'9" (5.26m x 1.75m)

Accessed via steps up from the entrance hall and is an excellent space tucked to the rear of the property. Space for washing machine and tumble dryer. Pedestrian door with double glazed vision panel leads out to patio terrace, Skimmed walls and ceiling. LED spotlights. Worcester boiler housed to wall.

#### WC 4'7" x 5'0" (1.40m x 1.52m)

Two piece suite in white comprising wall hung circular Noken Porcelanosa wash hand basin and low level dual flush WC. Continuation of slate flooring. Underfloor heating. LED spot lighting.

#### Kitchen/Breakfast/Dining Room 21'6" (max) x 33'4" (max) (6.55m (max) x 10.16m (max))

Semi open plan kitchen/breakfast/dining room separated via split level from kitchen to dining room. Country style fitted kitchen with a range of oak wall and base units set under and over a black granite work surface. Features include; Britannia double oven with 6 ring gas hob and large form extractor fan overhead, double Belfast sink with waterfall mixer tap, space for dishwasher, space for American style fridge/freezer. Two hardwood double glazed window to opposite side elevations. Skimmed walls and ceilings. Exposed beams. LED spotlights. Steps lead down

into dining area. Further hardwood double glazed window to side elevation. Oak laid flooring. Underfloor heating. Skimmed walls and ceiling. Exposed beams. Additional snug area with space for sofa and desk. Pendant ceiling lights. Wooden quarter turn staircase leads up to first floor landing. Doorway through into;

#### Living Room 16'9" x 16'11" (5.11m x 5.16m)

Hardwood double glazed patio doors to side elevation with further hardwood double glazed windows to front. Stone pointed feature wall with further skimmed walls and ceiling. Exposed beams. Continuation of oak flooring. Underfloor heating. Clock Blithfield log burning stove (fitted in April 2022) set on a slate hearth. Pendant ceiling light.

### First Floor

#### Landing

Accessed via quarter turn staircase from dining area onto open L shaped gallery landing. Two double glazed Velux windows. Oak flooring. Skimmed walls and ceiling. Beam work to eaves. LED spot lighting. Pendant ceiling light. Radiator.

#### Master Bedroom 15'0" x 15'7" (4.57m x 4.75m)

A generous sized double bedroom with four hardwood double glazed windows to front and side elevations with views overlooking the pretty countryside beyond. Skimmed walls and ceilings. Exposed beam work to eaves. Range of pendant ceiling lights. Radiator. Doorway through to;

#### Master En Suite 4'7" x 8'3" (1.40m x 2.51m)

Three piece Villeroy and Bosch suite in white comprising two circular mounted sinks sat on a tiled shelf, low level dual flush WC and corner quadrant shower cubicle behind sliding glass doors, with dual controlled integrated shower and over head shower and separate shower head fitment. Fully tiled walls and floor. Double glazed Velux window.

#### Bedroom Two 15'2" x 12'3" + (4.62m x 3.73m +)

Another good sized double bedroom with hardwood double glazed window to side elevation. Skimmed walls and ceiling. Exposed beam work into eaves. Oak flooring. Radiator. Corner spotlights. Radiator.

#### Bathroom 11'0" x 6'6" (3.35m x 1.98m)

Four piece suite in white comprising; iron skirted

freestanding bath with wall mounted hot and cold mixer tap and separate shower head fitment, corner quadrant shower cubicle with integrated shower, rainfall shower head and additional shower head fitment, low level dual flush WC and wall mounted wash hand basin with mixer tap. Double glazed Velux window front elevation. Fully tiled walls with contrasting larger form tiled floor. Skimmed ceiling with exposed beam work to eaves. Stainless steel heated towel rail.

#### Bedroom Three 11'0" x 11'0" (3.35m x 3.35m)

Another good sized double bedroom with two double glazed Velux window to front elevation. Oak laid floor. Half pointed stone wall with further skimmed walls and ceiling. Pendant ceiling light. Radiator.

#### Bedroom Four 11'0" x 10'0" (3.35m x 3.05m)

L shaped single bedroom with hardwood double glazed window to side elevation. Skimmed walls and ceiling. Oak laid flooring. Radiator. Corner LED spotlights.

### Outside

The property is set back from the road via a gravelled driveway. There is a large area of lawn which is flat and easy to maintain. There is a patio terrace which leads off the pedestrian door from the utility area which is perfect for al fresco dining. The property is sectioned off from neighbouring fields by post and rail fencing which still provides the garden with beautiful views of the countryside beyond.

#### Double Garage 20'0" x 18'0" (6.10m x 5.49m)

Power and light. Electric roller door. Attic storage.

### Services

Mains electricity. LPG Gas. Wastewater Treatment System (Installed 2023).

### Directions

Please call 02920 614411 for directions.

The Gate will alarm when you open it, please make sure you close the gate behind you.



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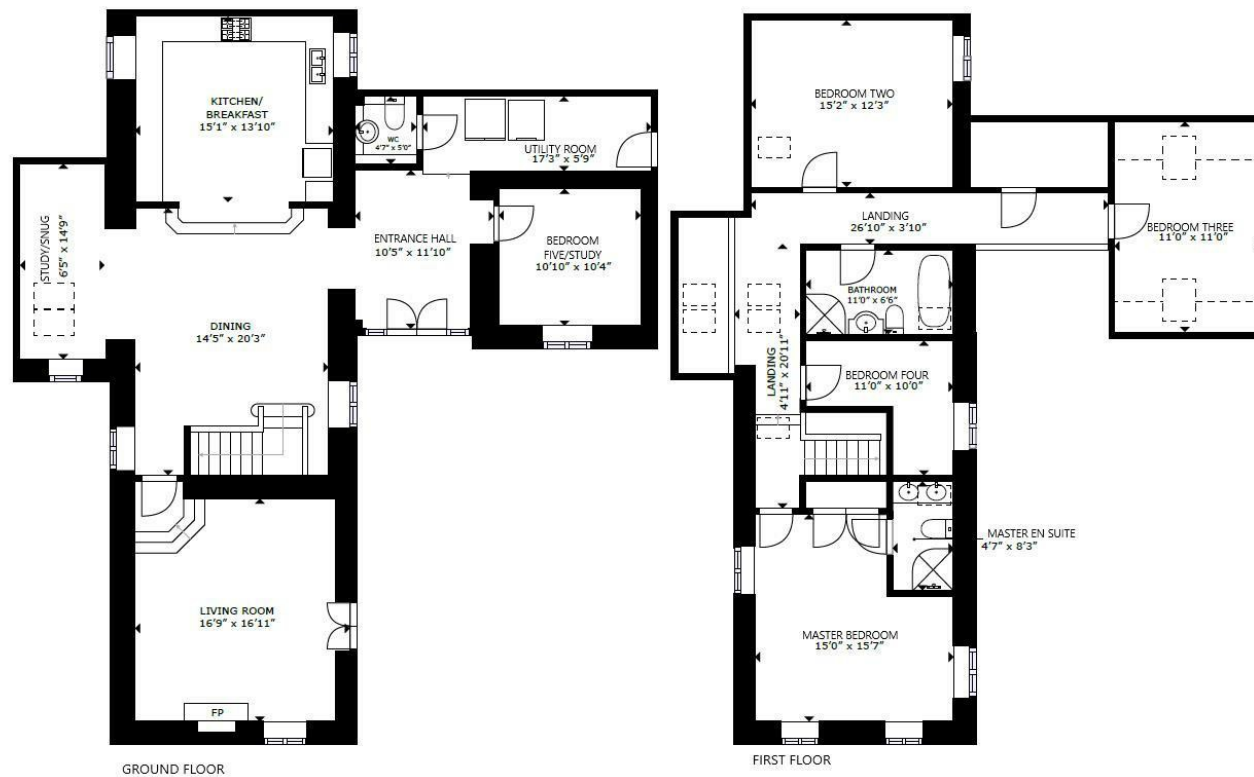


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GROSS INTERNAL AREA  
 1ST FLOOR: 1,431 sq. ft. 2ND FLOOR: 1,040 sq. ft.  
 TOTAL: 2,471 sq. ft.  
 REDUCED HEADROOM BELOW: 1.5M : 62 sq. ft.  
 SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



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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		51	67
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

