



Ty Rhondda Garth Place

Rudry, CF83 3DH

Asking Price £650,000

HARRIS & BIRT



This lovely four bedroom detached home is situated in a corner plot. It has a spacious outside area with a built in woodfire oven/ BBQ area for outdoor entertaining. If you are keen on the outdoors its ideal for equine enthusiasts as several livery yards close by and for mountain biking enthusiasts. Its has a large garage with a workshop area suitable for a variety of uses. There is a children's play area close by and you can easily access the outstanding beauty of Rudry common for some lovely walks.

The property briefly comprises; entrance hall, a light and airy large lounge with a dual fuel log burner, modern kitchen/dining room, separate and spacious utility room and a downstairs WC.

To the first floor you will find four excellent size bedrooms, the master with an en-suite, modern and spacious family bathroom and a balcony to the front overlooking the gardens. On the third floor you will find a large family/play room and attic space for additional storage. The front garden is mature and well maintained, laid to lawn at the front, there is ample parking to the rear and to the side there is a large area which includes a large undercover patio area, an outdoor kitchen area with electric points and a built in stone woodfire pizza oven. Purpose built dog kennels and a large area where you can park a vehicle or play games.

Rudry is a small semi rural village to the east of Caerphilly, and easily accessible through the lanes to Cardiff and the M4 for commuting purposes.

- Detached Family Home
- Semi-rural village location within easy access of Caerphilly, Cardiff City Centre and the M4
- Beautifully presented throughout
- Garage with workshop. Off road parking.
- Unique large corner plot, enclosed for privacy
- Four double bedrooms plus 15ft loft room
- Enclosed front garden & side area with an outdoor kitchen area which includes a wood fire pizza oven
- EPC: F

Accommodation

Ground Floor

Entrance Hall 7'1" x 10'10" (2.16m x 3.30m)

Entered via grey composite front door with double glazed vision panel to either side. Skimmed walls, coved and skimmed ceiling. Solid Oak wood flooring. Fitted radiator. Ceiling rose and light. Stairway leading to first floor and doorways through to all ground floor rooms.

Living Room 12'6" x 28' (3.81m x 8.53m)

Large living room. Two UPVC double glazed windows to front and rear elevations. Three radiators. Skimmed walls, coved and skimmed ceiling. Dual fuel log burner with tiled hearth. Carbon monoxide alarm.

Kitchen/Dining Room 20'1" x 17'3" (6.12m x 5.26m)

Attractive light oak fitted kitchen with a range of wall and base units set under and over grey quartz work surface. Features include Bosch 5 ring ceramic hob with extractor, tiled splashback, double oven, full size dishwasher, Belfast sink with hot and cold mixer tap. Space for an American style fridge/freezer, the corner cupboards have sliding shelves. Fully tiled floor. Three black UPVC bi-folding doors. Two UPVC leaded double glazed windows to rear elevation. Skimmed walls and ceiling. Spotlight ceiling. Vertical radiator.

Utility Room 13'3" x 10'4" (4.04m x 3.15m)

Tiled flooring, skimmed walls and ceiling. Spotlight ceiling. Belfast sink with hot and cold mixer tap and grey quartz work surface. Space for washing machine and tumble dryer. White UPVC leaded window to rear elevation. Composite door to rear garden.

WC

Two piece suite comprising of low level dual flush WC and wash hand basin. Tiled flooring. Skimmed walls and ceiling. UPVC double glazed opaque window to rear elevation.

First Floor

Landing

Access via full turn staircase from entrance hall to open landing. Skimmed walls and coved skimmed ceiling. UPVC double glazed French doors opening out onto balcony. Pendant light. Radiator. Doors to all other rooms.

Master Bedroom 12'7" x 13'3" (3.84m x 4.04m)

Carpeted flooring. Skimmed walls and coved skimmed ceiling. Pendant light. UPVC leaded Double glazed window to front elevation. Radiator.

En-Suite 12'7" x 3'6" (3.84m x 1.07m)

Tiled flooring. Half tiled walls. Half skimmed walls and ceiling. UPVC double glazed leaded window to rear elevation. Shower. Above counter wash basin with hot and cold mixer tap with storage cupboard below. Low level WC. Extractor fan.

Bedroom Two 12'7" x 14'10" (3.84m x 4.52m)

Carpeted flooring. Skimmed walls and coved skimmed ceiling. UPVC double window to rear elevation. Radiator. Pendant light. Built in wardrobe space.

Bedroom Three 12'7" x 10'7" (3.84m x 3.23m)

Carpeted flooring. Skimmed walls and coved skimmed ceilings. UPVC double glazed leaded window to rear elevation. Radiator. Pendant light.

Bedroom Four 10'1" x 10'5" (3.07m x 3.18m)

Carpeted flooring. Skimmed walls and coved skimmed ceilings. UPVC double glazed leaded window to rear elevation. Radiator. Pendant light.

Family Bathroom 9'8" x 7'1" (2.95m x 2.16m)

Three piece suite in white comprising curved shaped bath. Separate curved shower with rainfall shower head. Low level dual flush WC and pedestal wash hand basin. Tile effect flooring and fully tiled walls. UPVC double glazed

opaque leaded window to rear elevation. Skimmed ceiling. Extractor fan. Upright wall towel radiator.

Hallway 5'7" x 12'11" (1.70m x 3.94m)

Stairway to attic room. Carpeted flooring. Skimmed walls and ceiling. Doors leading to other play room and loft space.

Attic Room/Loft Space 16'8" x 13'5" (5.08m x 4.09m)

Carpeted flooring. UPVC double glazed leaded window to side elevation. Two radiators. Separate storage in the eaves, One third boarded.

Outside

Access via a wooden gate, surrounded by mature hedgerow. Front garden laid mainly to lawn. Access to a large garage with workshop space, The garage has an up and over electric door and outside tap. To the rear of the property there is access via gates and parking for three cars. To the side you will find a covered patio area, and a further patio area. Wood fired pizza oven and dog kennels. Area to park a vehicle and large wooden gates

Services

The property is serviced by mains electricity, water and drainage. There is a 2600 litre bulk tank which is buried in the garden, that runs the combi boiler housed in the garage via LPG gas.

Directions

From our office on Caerphilly Road head North on Caerphilly Road A469 over Caerphilly Mountain, down through Caerphilly Town Centre until you reach Market Street, turn right at the lights, then it's second left onto Van Road, continue onto Pentwynwyn Road, and turn left onto Edward Thomas Close, continue until you reach Rudry Village and Ty Rhondda is on the left opposite the small car park.











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FOR MORE INFORMATION, PLEASE CONTACT US ON 01446 771777 OR VISIT OUR WEBSITE AT WWW.HARRISBIRT.CO.UK

Matterport

GROSS INTERNAL AREA:
FLOOR 1: 167 sq m, FLOOR 2: 321 sq m, FLOOR 3: 329 sq m
TOTAL: 817 sq m
SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



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