



Ty Cynnes, 19a Brynawelon Road

Cyncoed, Cardiff, CF23 6QR

Asking Price £875,000

HARRIS & BIRT



Ty Cynnes offers an exceptionally high standard in sophisticated, sustainable living. This exceptional 4-bedroom, semi-detached certified Passivhaus is a meticulously crafted environment designed for discerning tastes.

**Ultra-Low Energy Bills:** Passivhaus buildings drastically reduce the need for heating and cooling, leading to significantly lower energy bills (often up to 90% less than conventional new build buildings)

**Future-Proofing:** As energy costs rise and environmental regulations become stricter, Passivhaus buildings are well-positioned for the future.

**Reduced Reliance on Fossil Fuels:** Lower energy demand lessens dependence on traditional heating and cooling systems powered by fossil fuels.

Built to the most rigorous energy efficiency standards, this property offers a sanctuary of year-round comfort. The robust super-insulated walls, triple-glazed windows and airtight construction create a serene, quiet interior, shielding you from the outside world and maintaining a perfectly stable temperature. A home where comfort is effortless and where sustainable luxury is an integral part of its design, ensuring a superior quality of life that is as kind to the environment as it is to your senses.

- Ty Cynnes is a Newly Built Certified Passivhaus
- Open Plan Kitchen/Dining/Family Living
- Four Bedrooms
- 'A' Rated EPC
- Semi-Detached
- High Specification
- Two Bathrooms
- Cardiff High & Corpus Christi Comprehensive School Catchment Area. Primary School catchment for Rhydypenau & Lakeside.

## Description

This home's exceptional performance lies in its state of the art features. At the heart of the home's ventilation is a Zehnder ComfoAir Q Mechanical Ventilation with Heat Recovery (MVHR) unit. Zehnder units are known for their exceptional efficiency and quiet operation, recovering up to 96% of the heat from extracted air, ensuring a constant supply of fresh, filtered air without the heat loss of traditional ventilation. This is complemented by a Vailant aroTHERM plus air source heat pump, an incredibly efficient and eco-friendly system for heating and hot water that can operate even in low temperatures. Further, a solar PV system further reduces your reliance on the grid, generating clean energy and lowering your utility bills. These cutting-edge technologies work in harmony to deliver a remarkable EPC A rating, confirming this home's status as a leader in energy efficiency.

Beyond its incredible performance, this home is a masterpiece of modern design and craftsmanship, thoughtfully curated to enhance every aspect of your life. A custom metal spine staircase with black oak treads, led lights, creates a striking architectural focal point, connecting the floors with both elegance and strength. Solid black oak internal doors add a touch of sophisticated luxury. Custom 6.5m rooflights flood the living spaces with natural light. The bespoke oak kitchen, with its sleek and durable microcement polished worktops, features a full suite of integrated Bosch appliances; including a dishwasher, downdraft induction hob, a built-in oven with a steam function, and a microwave with hot air. The kitchen also boasts a convenient boiling water tap. The attention to detail continues in the main bathroom and ensuite, where curated tiles from Mandarin Stone provide spa-like sophistication. These are complemented by Lusso Stone floating vanity units, taps, and shower heads, with shower trays hand-crafted from Lusso's elegant Cortese

stone. For the tech-savvy homeowner, Category 6 data cables have been installed throughout the property, ensuring hardwired, high-speed streaming and seamless internet access.

Purchasing a certified Passivhaus is a statement; a testament to a future where homes are built to last, to perform, and to provide a superior quality of life. From the moment you step inside, you will feel the difference—the quiet, the consistent comfort, and the peace of mind that comes with living in a truly sustainable home. This is an opportunity to own a property that combines cutting-edge technology, meticulous design, and an unwavering commitment to a greener future.

## Passivhaus

- \* **Ultra-Low Energy Bills:** Passivhaus buildings drastically reduce the need for heating and cooling, leading to significantly lower energy bills (often up to 90% less than conventional buildings).
- \* **Reduced Reliance on Fossil Fuels:** Lower energy demand lessens dependence on traditional heating and cooling systems powered by fossil fuels.
- \* **Exceptional Comfort:** Consistent and comfortable indoor temperatures year-round, with no cold spots or drafts.
- \* **Superior Indoor Air Quality:** Continuous fresh, filtered air supply eliminates dust, pollen, and other pollutants, creating a healthier living environment.
- \* **Reduced Carbon Footprint:** The minimal energy consumption contributes significantly to a lower environmental impact. Cemex ultra Vertua Zero concrete was used throughout the construction to reduce CO2 to Over 70% CO2 versus a standard concrete and to offset the residual CO2 through a carbon offset and accredited carbon neutrality specialist effectively making the building a net zero build.
- \* **Excellent Sound Insulation:** The airtight construction and high-performance windows provide exceptional noise

reduction from the outside.

- \* **Durability and Longevity:** The high-quality construction standards and reduced temperature fluctuations can contribute to a more durable and longer-lasting building.
- \* **Increased Property Value:** Passivhaus buildings are becoming increasingly recognized for their benefits and can command a higher resale value.
- \* **Future-Proofing:** As energy costs rise and environmental regulations become stricter, Passivhaus buildings are well-positioned for the future.
- \* **Reduced Condensation and Mold Risk:** The controlled ventilation and consistent temperatures minimize the risk of condensation and mold growth.
- \* **Quiet Operation:** The lack of a traditional heating/cooling system means a quieter indoor environment.
- \* **Contribution to Sustainable Living:** Choosing a Passivhaus aligns with a commitment to sustainable and environmentally responsible living.

## Location

Situated in a popular and peaceful street within the heart of Cyncoed, within close proximity to Cardiff city centre. The property sits in catchment for Rhydypenau and Lakeside Primary Schools and Cardiff High and Corpus Christi Comprehensive Schools. Cyncoed itself enjoys plenty of local amenity including shops and restaurants.

## Accommodation

### Ground Floor

#### Entrance Hall 11'3" x 10'11" (3.43m x 3.33m)

The property is entered via timber aluminium composite front door into open entrance hallway. Naturale Ceppo 'Art Select' Premium Range Karndean flooring. Skimmed walls and ceiling. Doorways through into all ground floor rooms.



### **Living Room 11'0" x 15'8" (3.35m x 4.78m)**

Good sized living area/snug with timber aluminium composite triple glazed windows to front elevation. Skimmed walls and ceiling. Naturale Ceppo 'Art Select' Premium Range Karndean flooring.

### **WC**

Two piece suite comprising low level dual flush WC and pedestal wash hand basin. Skimmed walls and ceiling. Naturale Ceppo 'Art Select' Premium Range Karndean flooring.

### **Utility Room 10'2" x 12'1" (3.11 x 3.7)**

Range of base units with a double sink and drainer. Space for washing machine and tumble dryer. Timber aluminium triple glazed pedestrian door to side. Storage cupboard. Skimmed walls and ceiling. Naturale Ceppo 'Art Select' Premium Range Karndean flooring.

### **Kitchen/Dining/Family Room 11'3"x 23'1" - 8'6"x 23'1" - 20'1" x 15'9" (3.43m x 7.04m - 2.59m x 7.04m - 6.12m x 4.80m )**

Open plan, 'hub of the home' with a range of wall and base units to the kitchen area, features to include; double sink and drainer, integrated fridge freezer, eyeline oven. Matching peninsular breakfast bar with four ring hob inset and extractor fan over. Naturale Ceppo 'Art Select' Premium Range Karndean flooring. Timber aluminium composite triple glazed sliding double doors lead out onto rear garden.

### **First Floor**

### **Landing 25'5" x 7'7" (7.75m x 2.31m)**

Spacious landing with carpeted flooring, skimmed walls and ceiling.

### **Master Bedroom 12'2" x 23'9" (3.71m x 7.24m)**

An excellent sized double bedroom with timber aluminium composite triple glazed window to rear elevation. Skimmed walls and ceiling. Carpet flooring. Doorway through into;

### **En Suite 12'3" x 5'7" (3.73m x 1.70m)**

Three piece suite comprising; walk in shower cubicle, low level WC and pedestal wash hand basin. Timber aluminium triple glazed opaque window to side elevation. Tiled floor.

### **Bedroom Two 9'2" x 17'9" (2.79m x 5.41m)**

Another good sized double bedroom with timber aluminium triple glazed window to rear elevation. Skimmed walls and ceiling. Carpeted flooring.

### **Bathroom 12'3" x 6'8" (3.73m x 2.03m)**

Three piece suite comprising; free standing bath, low level dual flush WC and pedestal wash hand basin. Timber aluminium triple glazed opaque window to side elevation. Tiled floor.

### **Bedroom Three 12'3" x 11'3" (3.73m x 3.43m)**

Good sized double bedroom with timber aluminium triple glazed window to front elevation. Skimmed walls and ceiling. Carpeted flooring.

### **Bedroom Four 12'3" x 15'8" (3.73m x 4.78m)**

Another good sized bedroom with timber aluminium triple glazed window to front elevation. Skimmed walls and ceiling. Carpeted flooring.

### **Outside**

This plot offers off road parking for via a tarmac driveway for multiple vehicles with good sized, flat and private turfed garden to rear with an area of patio slabs for al fresco dining. Made private via Yorkshire boarded fencing throughout.

### **Services**

Hot water and heating via air source heat pump combines great performance, energy efficiency and sustainability, with an energy efficiency class of A+++

- Zehnder MVHR system offers an outstanding and world class 96% heat recovery efficiency.

Air filtration

A heat recovery system like Zehnder provides 100% of the ventilation requirements to a home, therefore filtration of supply air is particularly beneficial for allergy sufferers.

CO2 sensors

Zehnder constantly measures air quality using CO2 sensors. This automatically guarantees a constant balance of supply air and extract air volumes. The supply air volume is adjusted to the air quality in the individual rooms and ensures a healthy indoor air climate. This Flow Control controller perfectly combines optimum, healthy air quality with maximum energy savings.

Modulating Summer By Pass

A summer bypass reduces overheating by ceasing heat recovery and supplying fresh air when outdoor temperatures peak. The modulating bypass uses temperature, humidity, and a smart algorithm to balance internal and external conditions for optimal comfort.

- Triple glazing throughout

- Solar PV

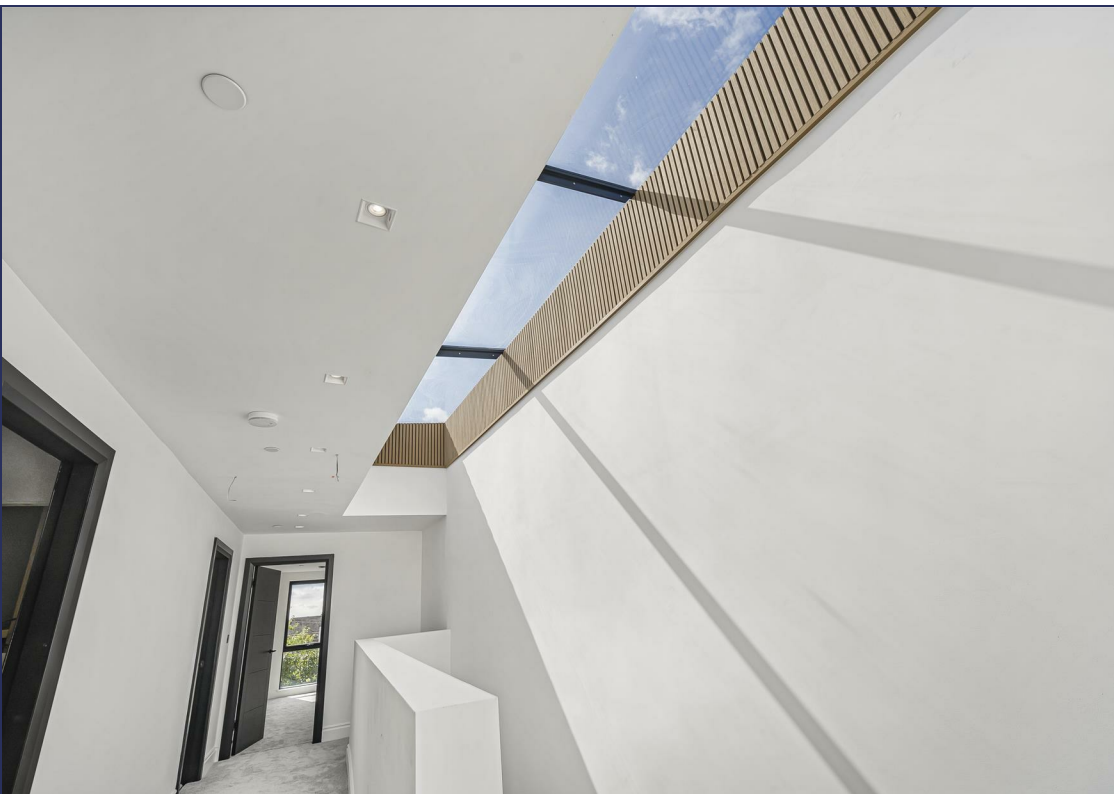
- CAT 6 ethernet cables throughout the house for all high-speed networking and internet needs so you can directly connect smart TV, gaming devices etc

- Electric car charging port











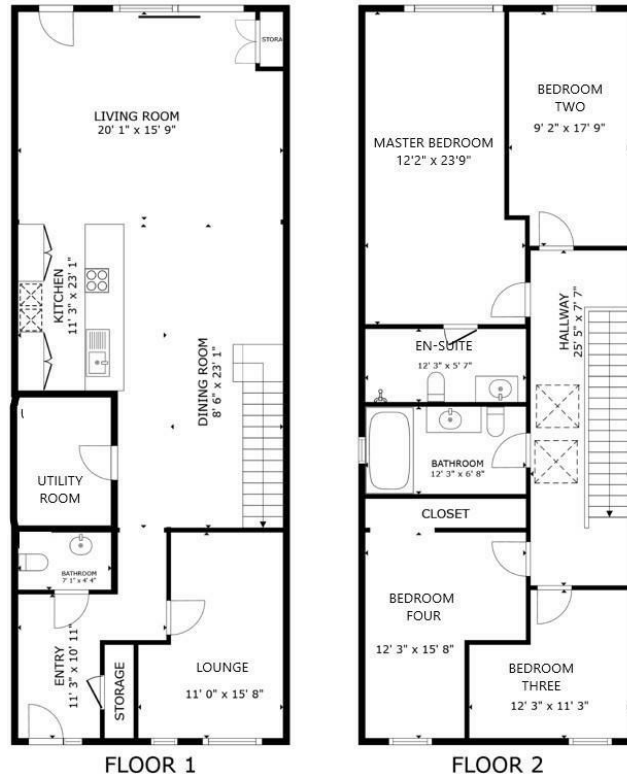






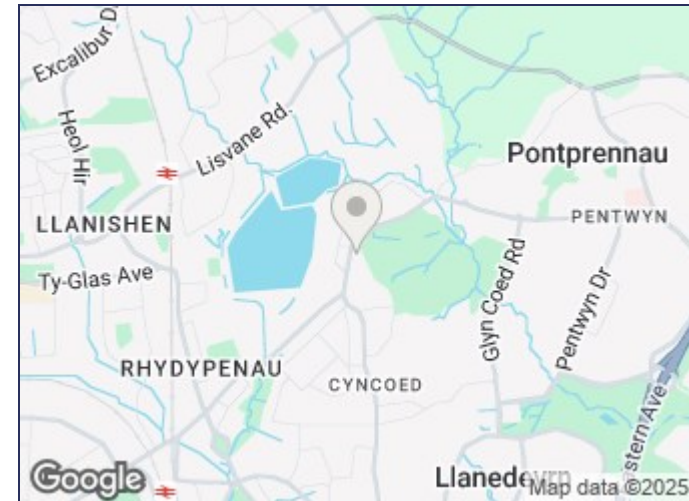






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GROSS INTERNAL AREA  
FLOOR 1 1,028 sq.ft. FLOOR 2 1,109 sq.ft.  
TOTAL : 2,137 sq.ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



**HARRIS & BIRT**

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	100+	100+
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(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	

