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Ty Saer, Cardiff Road
Edwardsville, Treharris, CF46
5PU

Ty Saer

Guide Price £750,000

This outstanding self build property offers, spacious, well appointed, living and bedroom accommodation and is situated in an elevated position enjoying views into the neighbouring woodland.

A spacious detached self-build family home, presented to the highest of standards

Three reception rooms and an impressive kitchen/dining/living room

Utility room plus ground floor shower room/wc

Four double bedrooms, bedroom one with dressing room plus en-suite bathroom

Large family bathroom

Wrap around landscaped gardens

Ample off road parking, carport and detached garage with loft room above

Convenient location, less than 5 minutes drive to A470 and walking distance to train station

13 miles to M4. 17 miles to Cardiff City Centre. 10 miles to Merthyr Tydfil





'Ty Saer' is an outstanding, modern self-build family home offering generous sized living and bedroom accommodation presented to the highest of standards. The property is ideal for a large or extended family, perfect for multi generational living. The house sits on a beautifully landscaped garden plot, adjacent to woodland in an elevated position above the village. It is conveniently located within easy commuting distance of Cardiff and other major towns.

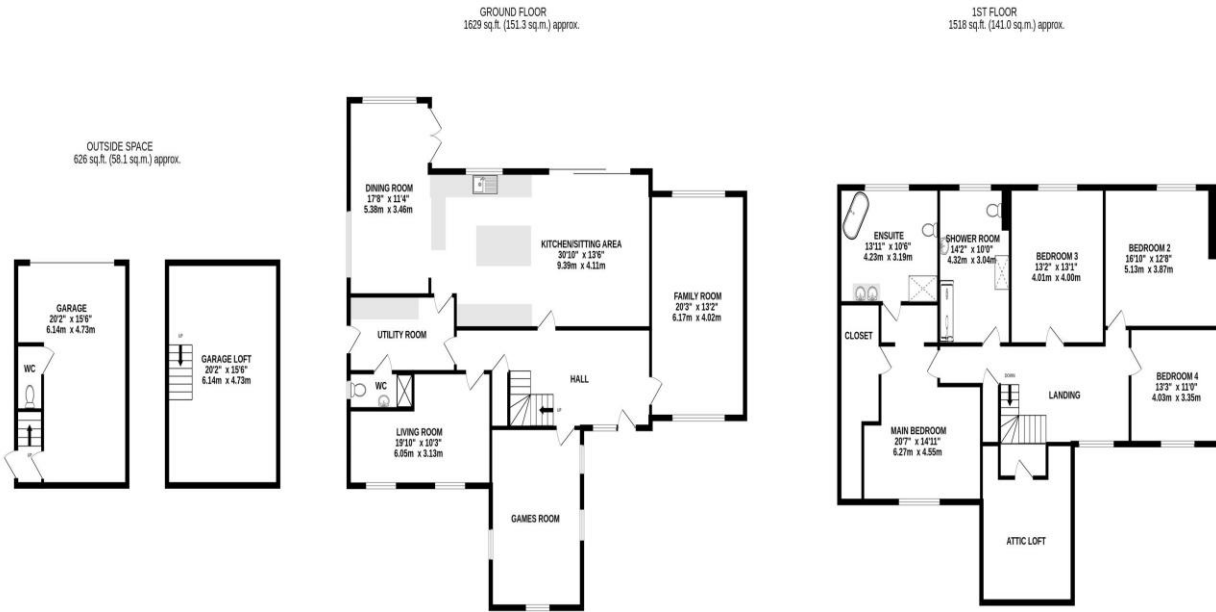
The spacious, light and airy accommodation comprises: a large ENTRANCE HALL, (9'4"x26'2" max) with stairs to the first floor and doors leading to the living accommodation. The hallway has underfloor heating which continues throughout the ground floor, engineered oak flooring continues into all reception rooms. The LOUNGE, (20'3"x13'2") is dual aspect with windows to front and rear. A contemporary wood

burning stove set on a slate flagstone hearth. The GAMES ROOM, (16'3"x12'9") and SITTING ROOM, (19'10"x6'11" widening to 10'7") are both located at the front of the property and enjoy far reaching views between neighbouring properties. The hub of the house is the hugely impressive open plan KITCHEN/DINING/LIVING ROOM, (30'10"x13'6") plus (17'8" x 11'4") located at the rear of the property with windows and bi-fold doors enjoying views and giving access into the landscaped gardens. The kitchen, with large central island, offers an extensive range of unit space with integrated appliances and complementary granite work surfaces. Access from the kitchen and hallway leads into the UTILITY ROOM, (14'10"x6'11"). Off the Utility Room is a ground floor SHOWER ROOM/WC, (9'x 3'4").

The first floor is a gallery LANDING, (18' widening to 27'1" max x 10') with views to front and access into a large attic space. The property has four generous sized double bedrooms. BEDROOM ONE, (14'11"x13'1" widening to 20'7" max) benefits from a DRESSING ROOM, with fitted hanging and shelf space, plus an EN-SUITE BATHROOM, (13'10"x10'6") which has a modern, free standing slipper style bath and a double shower tray with mains power shower fitted. BEDROOM TWO, (16'9"x12'8" max) and BEDROOM THREE, (13'11"x13'1") are located at the rear of the house, enjoying views over the garden and into the neighbouring woodland. BEDROOM FOUR, (13'2"x11'3") is located at the front and enjoys views the same as Bedroom One, towards the 'Giants Bite' in the hillside across the valley.

Outside to the front of the house is an ornate gravel driveway offering ample parking for many cars. Attached to the side of the property is a car port. A DETACHED GARAGE, (20'2"x15'6") has a remote controlled garage door. The garage has a ground floor toilet and a first floor LOFT ROOM, (20'4"x15'5") which will make an ideal home office or gym.

The landscaped side and rear garden has been well planned. It has flat lawn areas, paved patio entertainment areas, including a gazebo, well stocked shrub and flower borders. The garden enjoys views into the neighbouring woodland.



TOTAL FLOOR AREA : 3773 sq.ft. (350.5 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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Directions

From junction 32 of the M4, travel north along the A470. Continue to the Quakers Yard roundabout and turn right signposted Nelson. At the next roundabout turn left onto Cardiff Road B4254, proceed into and Edwardsville. As you are leaving the village take the last right and proceed up the hill where Ty Saer is found on the right

Tenure

Freehold

Services

Mains water, drainage, electricity and gas
Council Tax Band F
EPC Rating B

Viewing strictly by appointment through Herbert R Thomas

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hrt Est. 1926 **RICS**

Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.

