



ELM  
COTTAGE

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Elm Cottage  
Heol Y Parc  
Pentyrch,  
Cardiff,  
CF15 9NB

# Elm Cottage

Asking price **£1,500,000**

A substantial five bedroom, self build property, situated on the southern periphery of Pentrych, enjoying far reaching countryside views into The Vale of Glamorgan and excellent commuting options.

Substantial detached self build  
Executive family home

Edge of village location enjoying far-  
reaching countryside views

Three reception rooms,  
kitchen/dining room, utility room  
and ground floor cloakroom

Five bedrooms, Bedrooms one and  
two with en-suite shower rooms

Walking distance to primary school,  
public houses, Shops and amenities

Mature landscaped Gardens

Ample off-road parking plus  
detached double garage with loft  
room above

\* 2.8 miles to Taffs Well train  
station. \* 8 miles to Cardiff city  
centre. \* 3.7 miles to Junction 32 of  
the M4 (Coryton)





This impressive detached five bedroom executive family home was designed and built by the current owners over twenty years ago. It offers spacious, well-appointed living and bedroom accommodation ideal for a large or extended family. It is situated on the southern periphery of Pentyrch village, within walking distance to the village centre with it's primary school, shops, pubs and other amenities. It enjoys fantastic far reaching countryside views over neighbouring farmland and into the Vale of Glamorgan. The property offers excellent commuting options into Cardiff and via the M4 and A470.

The property offers accommodation comprising of a reception HALLWAY, (18'4"×10'5"+8'6"×3'8") with oak staircase rising to the first floor and rolled travertine tiled flooring. The LOUNGE, (17'7" widening to 19'10"×26') is a large dual aspect room with two windows to front and doors to rear, oak floors, ornate cast iron fireplace with marble surround and mantle enjoying the far reaching views. The SITTING ROOM, (14'5"×19'4") also dual aspect, including an arched window to rear, enjoying far reaching views to rear, has a wood burning stove within the exposed stone fireplace, with marble surround and mantle. Oak panelling to dado height.

The KITCHEN/DINING ROOM, (21'3"×14') offers an extensive range of bespoke base, larder, wall mounted and island units with granite work surfaces and Belfast sink unit, space and plumbing for a 'Range' cooker and integrated dish washer, fridge and separate freezer. Feature ceiling beams. Off the kitchen is a useful UTILITY ROOM, (9'2"×6'4") with further storage cupboards and space for white goods. The HOME OFFICE, enjoys views to rear and has bespoke fitted desk tops and storage units. Finally off the hallway is a

ground floor CLOAKROOM, (6'4"×5'4") housing a white two piece suite.

The first floor LANDING, (18'4"max x 10'5") with windows to front, built-in storage cupboards and loft inspection point, gives access to four double bedrooms. BEDROOM ONE, (19'9"×19' widening to 26') is a large dual aspect room, with fitted wardrobe furniture and benefitting from an EN-SUITE SHOWER ROOM, (10'4"×6'7"). BEDROOM TWO, (14'6" 12'11") also has an EN-SUITE SHOWER ROOM, (7'3"×6'3") plus a walk in wardrobe. BEDROOM THREE, (16'5" 10'3") has a window to front and benefits from a large storage cupboard. BEDROOM FOUR, (21'4"max x 10'3") has a window to side overlooking the court yard between the

house and garage. The family BATHROOM, (13'11"×8') has a four piece suite which includes a bath and separate shower cubicle. A doorway off the LANDING leads to stairs rising to the second floor where BEDROOM FIVE, (17'10"×12'10" max) is located. The bedroom has sky lights to side and access into eaves storage space.

Outside the mature landscaped garden offers manicured lawns, large paved patio areas which enjoy the sun throughout the day and the outstanding views. Ample off road parking plus a detached DOUBLE GARAGE, (19'10"×18'10") with external stairs leading to a versatile loft room which has been used as a HOBBIES ROOM, (19'10"×12'4"Max.) and lends itself to become guest accommodation subject to approved planning.





### Directions

From Junction 32 of M4 (Coryton), travel north along the A470. Take the first exit sign posted Tongwynlais. At the roundabout take the first exit. At the next roundabout take the 3rd exit and continue on this road, up the hill into Pentyrch. At the T-junction turn left, follow this road passing the shops and primary school. As the road bears right, turn left onto Heol Y Parc, proceed along this road and Elm Cottage is the last house on the right hand side.

### Tenure

Freehold

### Services

Mains water, drainage, gas and electricity

Council Tax Band I

EPC Rating

Viewing strictly by appointment through Herbert R Thomas

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## AWAITING EPC

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