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Deg Erw Twyn yr  
Odyn  
, Cardiff , , CF5 6BG



## Deg Erw Twyn yr Odyn

Asking price **£895,000**

Substantial detached house, presently a three double bedroom principle residence with two/ three bedroom annex and large cavity built detached garage/ store with potential to form additional residential accommodation set in a large

Substantial detached property with huge potential

Main house offering hallway, sitting room, open plan living/ dining room, kitchen and shower room

Three bedrooms and two shower rooms

Attached annexed property combining large open plan lounge and kitchen breakfast room, ground floor study/ third bedroom, utility/ cloakroom, two first floor bedrooms and shower room

Attached cavity built two storey garage store with potential (subject to planning permission) to form additional residential accommodation

Gated entrance with extensive parking, lawned gardens and far ranging panoramic rural views









Substantial detached house, presently a three double bedroom principle residence with two/ three bedroom annex and large cavity built detached garage/ store with potential to form additional residential accommodation set in a large garden with rural views towards and over the city of Cardiff.

Upvc double glazed french doors to **hallway**, spindled quarter turn staircase to first floor. **Sitting room**, freestanding electric fire and wide, double glazed bay window. Ground floor **shower room** has a white suite including shower cubicle with electric shower attachment, low level WC and pedestal wash hand basin, ceramic tiled floor, part tiled to walls and chrome heated towel rail. Large, open plan **living/ dining room**, wide Upvc double glazed bay window. Timber effect floor windows and french doors to rear driveway, recessed multi-fuel fire. **Kitchen**, range of fitted cream base and wall cupboards with granite effect roll top work surfaces, stainless steel one and a half bowl sink and drainer, integrated single oven, gas hob and extractor. Space for washing machine and fridge freezer, window and door to rear.

**Landing**, double glazed french doors to a small front balcony. **Master bedroom**, wide Upvc double glazed bay window with electric fire with carved stone surround. Door to large **en-suite shower room**, walk in shower cubicle with glazed shower screen and electric shower attachment, pedestal wash hand basin and low level WC, timber effect vinyl floor and chrome heated towel rail. Door to external staircase. **Bedroom two**, wide Upvc double glazed bay window with magnificent views to Cardiff. **Bedroom three** has windows to side and rear elevations. The family **shower room** has a fully tiled shower cubicle with glazed entry door, twin wash hand basin and low level WC, fitted wall mirror.

Attached to the main house is a substantial secondary two bedroom property. Rear entrance door leads to a large open plan **lounge and kitchen/ breakfast room**, Upvc double glazed french doors and window with lovely Easterly view towards Cardiff, double glazed window to side elevation, fitted kitchen area with range of timber fronted Shaker style base and wall cupboards, roll top work surfaces and stainless steel sink and drainer, fitted single oven, hob and extractor, ceramic tiled

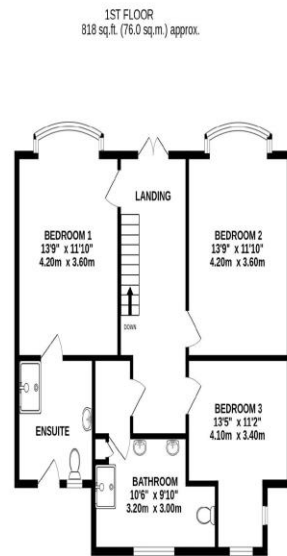
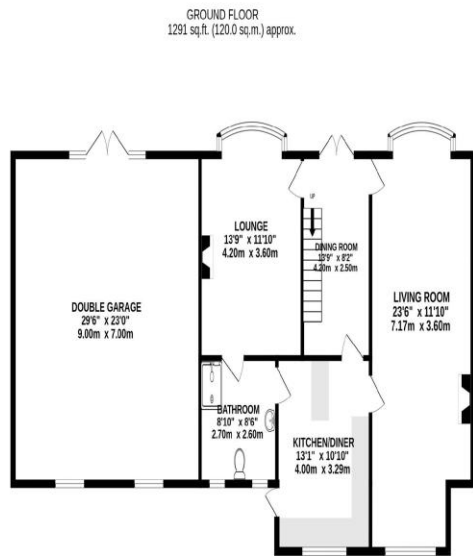
Door to internal lobby hallway with staircase to first floor and doors to **study** with double glazed window to garden and understairs storage. **Utility/ downstairs cloakroom**, fitted cupboard and roll top work surface with space and plumbing for washing machine, low level WC and pedestal wash hand basin with tiled splashback, ceramic tiled floor and double glazed window.

First floor **landing** with loft hatch and doors to **bedroom one**, dual aspect with french door to wrought iron side balcony and walk-in wardrobe. **Bedroom two**, part pitched ceiling and double glazed window. Shower room, white pedestal wash hand basin, low level WC, shower cubicle with electric shower attachment, double glazed window to driveway elevation.

Attached to the far side of the house is a substantial garage/store, fully boarded first floor loft storage ove, a cavity built, two storey structure which has potential subject to planning permission to connect to the main house and form additional accommodation.

A lengthy driveway, not belonging to the property, but over which formal rights of access have been granted leads to a gated entrance which sweeps to the rear of the property where there is a substantial parking area. Lawned gardens then extend to the rear and side of the property.

Please note that the far portion of the garden which has been used by the property for several years does not form part of the registered title.



TOTAL FLOOR AREA: 2110 sq.ft. (196.0 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 the Culverhouse Cross roundabout take the A4050 towards Barry. At the second set of traffic lights turn right, drive past the housing estate (previously the location of the HTV studios) pass The Beech Tree restaurant and up the hill towards St Lythans turning right signposted Greenwood Close and immediately right up a private driveway leading to the property. What3words: tube.verbs.news

### Tenure

Freehold

### Services

Mains water, electricity, LPG gas for cooking and cesspit drainage  
Council Tax Band G  
EPC Rating

Viewing strictly by appointment through Herbert R Thomas

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**hrt** Est. 1926 **RICS**

### Energy rating and score

This property's energy rating is E. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 69 C      |
| 55-68 | D             |         |           |
| 39-54 | E             | 41 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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.



