

# hrt

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## Ty Sarn

Rudry

Caerphilly

CF83 3DF





## Ty Sarn

Asking price **Offers in Excess of  
£800,000**

An extended, beautifully presented, four double bedroom detached period cottage retaining many characterful features and a landscaped garden plot, situated on the periphery of this sought after rural village.

A beautifully presented detached family home

Extended and fully refurbished by the current owners

Well-proportioned living and bedroom accommodation

Two reception rooms, plus impressive open plan kitchen/dining room

Four double bedrooms, two with ensuite facilities

Mature lawned, south facing garden plot

Highly sought after rural village with excellent commuting options

Viewings highly recommended









Ty Sarn is an impressive four double bedroom detached family home situated on the periphery of the highly sought after Rudry Village. The property is offered to the market for the first time in over 25 years. It has been lovingly extended and fully refurbished by the current owners, offers a wealth of character features and is presented to the highest of standards.

The accommodation comprises of a generous sized entrance porch, accessed via a door flanked by two windows, with two further windows to side aspect. The entrance porch has slate tiled flooring which continues into the hallway, kitchen/dining room, utility room and ground floor cloakroom. A part glazed, stable style door leads into the HALLWAY which has stairs rising into the first floor with useful under stairs storage. The LOUNGE is dual aspect, with windows and doors to front and rear, a woodburning stove sat on a flagstone hearth with exposed stone fireplace and exposed stonework to one further wall. Double doors lead into the SITTING ROOM, which is also dual aspect and has exposed stonework to two walls. The impressive triple aspect KITCHEN/DINING ROOM includes French doors leading into the front garden. It offers an extensive range of bespoke handmade units, including spacious pantry cupboards. Marble works surfaces with matching splashback, plus a "butchers block" work surface extends to a breakfast bar. Integrated appliances include oven, microwave oven, five burner gas hob and dishwasher. Fitted instant boiling water tap. The UTILITY ROOM with door and window to rear has a fitted range of base and wall mounted units plus space and plumbing for white goods. Door off into airing cupboard housing pressurised hot water tank. Finally off the hallway is a ground floor CLOAKROOM housing a white two-piece suite.

The first floor LANDING is flooded with light from two mirrored light tubes. It has built-in shelved storage cupboards plus a loft inspection point. The inner LANDING/STUDY with window to rear has fitted office furniture and wall units. BEDROOM ONE is dual aspect

with two windows to front plus one to side with fitted window seat. Wall lighting above space for bed. The room benefits from a recently upgraded, high specification EN-SUITE SHOWER ROOM offering a four piece suite comprising a double shower tray with fixed glazed screen, "His and Hers" sinks on a marble vanity unit with storage below and full tiling to floor and walls with underfloor heating. BEDROOM TWO with window to front has a continuation of the same engineered oak wood flooring as the inner hallway and has built-in shelved airing cupboard with fitted radiator. Door into "Jack and Jill" EN-SUITE/FAMILY BATHROOM. The bathroom has a white four-piece suite which includes double ended panel bath and separate shower cubicle with mains power shower and body jets. Bedrooms three and four are both double bedrooms. BEDROOM THREE has a window to rear. BEDROOM FOUR has window to front

overlooking the garden and has the same engineered oak wood flooring as the inner landing. Finally off the landing is a first floor CLOAKROOM housing a white two-piece suite. The property is accessed via a five bar gate onto a brick pavia driveway, flanked by mature beach hedgerow and overlap wood fencing, leading to a parking area with space for several vehicles.

The front of the property is south facing and enjoys the sun throughout the day. It is extensively lawned, with flagstone laid patio areas and pathways. The garden has well stocked shrub and flower beds. To the rear of the property is a flagstone laid courtyard garden with mature borders. It houses a block built detached storage shed (10'1" x 9'5") which benefits from power and lighting which is finished in a white render and a slate roof to match the house, together with a large wood store.







## Directions

From Lisvane Village centre take the Rudry Road. Follow this country lane. At the Maellwyd Inn turn left and then right singposted Rudry. Proceed down the hill passing the primary school. The property is located on the right immediately after Rudry Parish Hall.

## Tenure

Freehold

## Services

Mains water, drainage and electricity. Oil central heating.

Council Tax Band G

EPC Rating

Viewing strictly by appointment through Herbert R Thomas

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

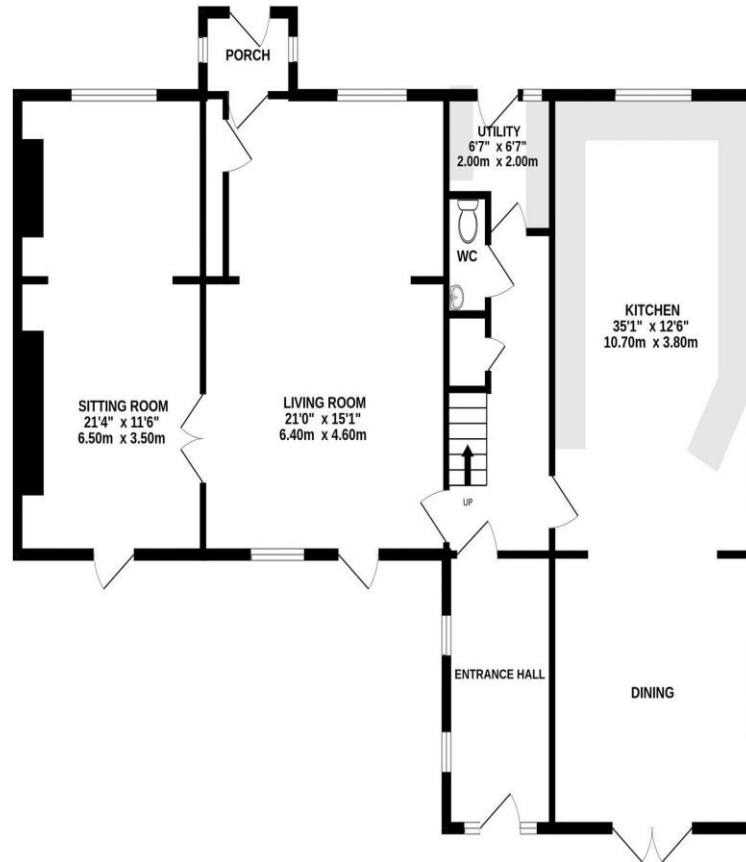
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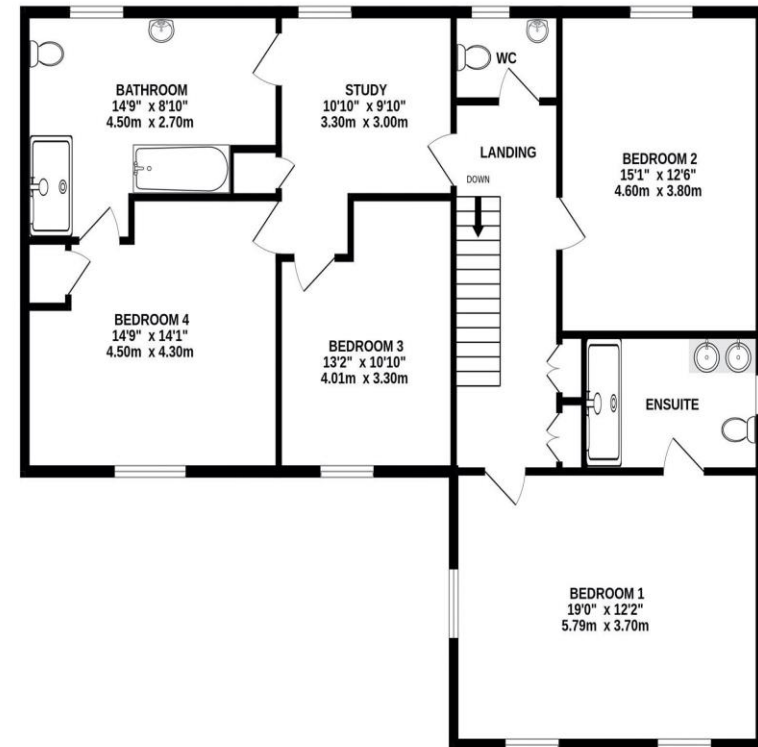




GROUND FLOOR  
1258 sq.ft. (116.8 sq.m.) approx.



1ST FLOOR  
1252 sq.ft. (116.3 sq.m.) approx.



TOTAL FLOOR AREA : 2510 sq.ft. (233.2 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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