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Ty Rhondda
Garth Place
Rudry
CF83 3DH

Ty Rhondda

Asking price £650,000

A well presented, four double bedroom detached family home situated in the popular and conveniently located rural Village of Rudry.

Four double bedroom detached family home.

Well presented and maintained accommodation throughout.

situated in the sought after village of Rudry.

Enclosed landscape garden plot.

27'10" Garage/workshop.

Far reaching rural views to rear.

Master bedroom with ensuite shower room plus upgraded family bathroom.

Modern kitchen/dining/living room with bifold doors opening to side garden.

Utility room and ground floor cloakroom.

Large attic room currently used as children's playroom.





This four double bedroom detached family home is situated in the highly sought-after and conveniently located rural village of Rudry. The property offers well presented accommodation which has been maintained to a high standard by the current owners, who have also upgraded the kitchen and bathrooms during their time at the property.

The accommodation briefly comprises; a central entrance HALLWAY, stairs to first floor landing, with storage cupboard below. Engineered oak wood flooring continues into the 27' LOUNGE, this dual aspect room could be subdivided into two spaces and currently houses a woodburning stove on a flagstone hearth. The KITCHEN/ DINING/ LIVING ROOM is also dual aspect including bi-fold doors to the side garden. It offers a range of light oak base, larder, and wall-mounted units with complementing grey quartz work surface. Integrated Bosch double oven, induction hob with hood over, Belfast sink unit, dishwasher, plus space and plumbing for an American style fridge/freezer. The generous size UTILITY/ BOOT ROOM, with window to front and door to side has a further range of base units, plus space and plumbing for white goods. Finally, off the entrance hall is a ground floor CLOAKROOM, housing a white two-piece suite.

The first floor LANDING has stairs rising to the second floor plus French doors leading out to an enclosed balcony overlooking the front garden. The property has four double bedrooms. BEDROOM ONE and BEDROOM TWO are both located at the front of the property. Bedroom one benefits from an EN-SUITE SHOWER ROOM with a white three-piece suite which includes shower enclosure with

an electric power shower fitted. Bedroom two has built-in wardrobe cupboards. BEDROOM THREE and four are located at the rear of the property and enjoy far reaching rural views. The upgraded FAMILY BATHROOM has a white four piece suite which includes panelled bath and separate shower enclosure. Full tiling to floor and walls.

To the front of the property is an enclosed lawned garden boarded by manicured conifer hedgerow. To the side of the property is a low maintenance garden with decked sitting and entertaining areas

with built-in pizza oven. Attached to the side of the property is a perspex lean-to creating a sitting area for all weathers. Detached greenhouse and off-road parking. To the rear of the property, a driveway offers parking space for two/ three vehicles. Attached to the house is a 27'10" GARAGE/ WORKSHOP with garage door from the rear driveway, plus pedestrian door and window to front. This large space could be used for a multitude of purposes.





Directions

From Junction 30 (Cardiff Gate) of the M4, travel north along a country lane. Proceed over the roundabout and pass the Dutch Garden Centre. Continue along this lane without deviation for approximately 1.5 miles. At the T Junction turn right. Follow this lane without deviation to a T-junction. Turn left, passing the Maen Llwyd Inn. Take the first right and follow this road in Rudry village. Ty Rhondda is the first property on the right indicated by our for sale board.

Tenure

Freehold

Services

Mains water, drainage, LPG gas and electricity

Council Tax Band F

EPC Rating F

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E		
21-38	F	25 F	
1-20	G		

Viewing strictly by appointment through Herbert R Thomas

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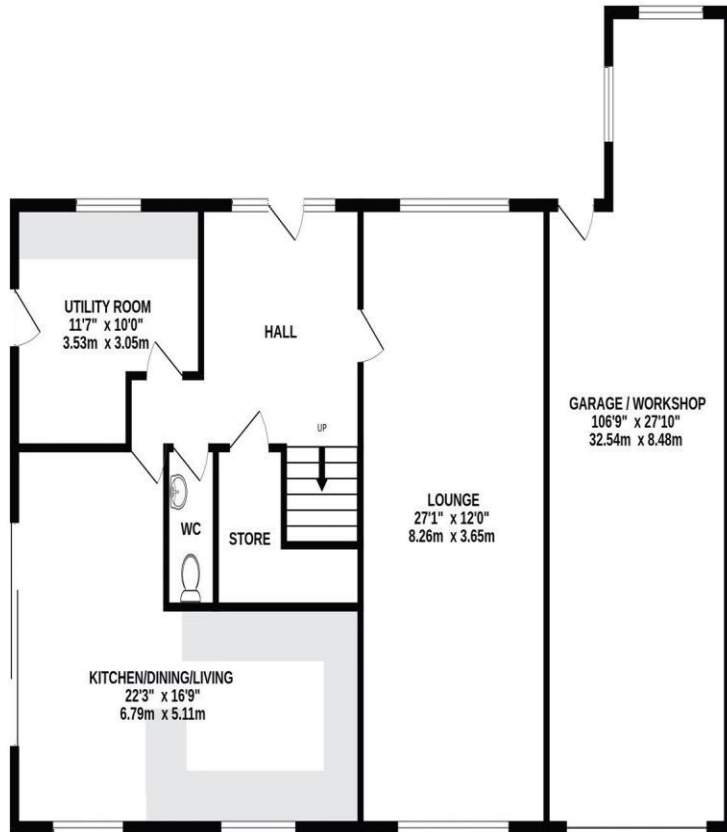
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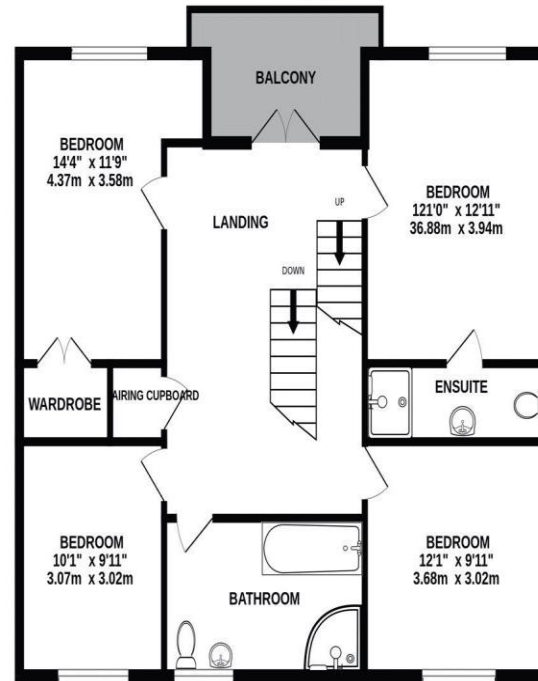
These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein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



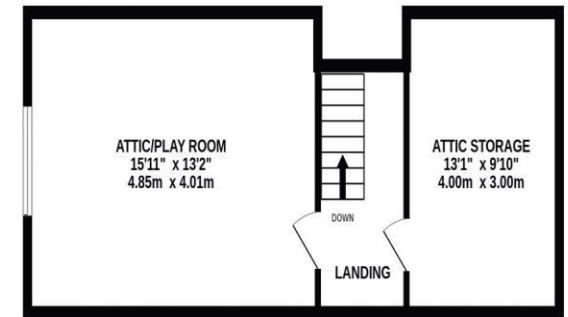
GROUND FLOOR
1315 sq.ft. (122.2 sq.m.) approx.



1ST FLOOR
892 sq.ft. (82.9 sq.m.) approx.



2ND FLOOR
436 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA : 2643 sq.ft. (245.6 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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