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Ty Cariad
Dyffryn
The Vale of Glamorgan
CF5 6SU
hrt.uk.com



Ty Cariad

Asking price **£995,000**

H R Thomas are delighted to offer for sale this exceptional five-bedroom detached new-build home; located in the picturesque rural hamlet of Dyffryn near St. Nicholas, offering the perfect mix of quality, space, and countryside charm—yet providing convenient commuting access to the nearby capital city of Cardiff. Built using modern building methods for energy efficiency and comfort, the property still retains a warm, traditional feel with its classic design and natural finishes.

Substantial new build property, set in a beautiful rural setting

Entrance hallway, ground floor shower room, large living room, open plan family room/dining room/kitchen, utility room and large office

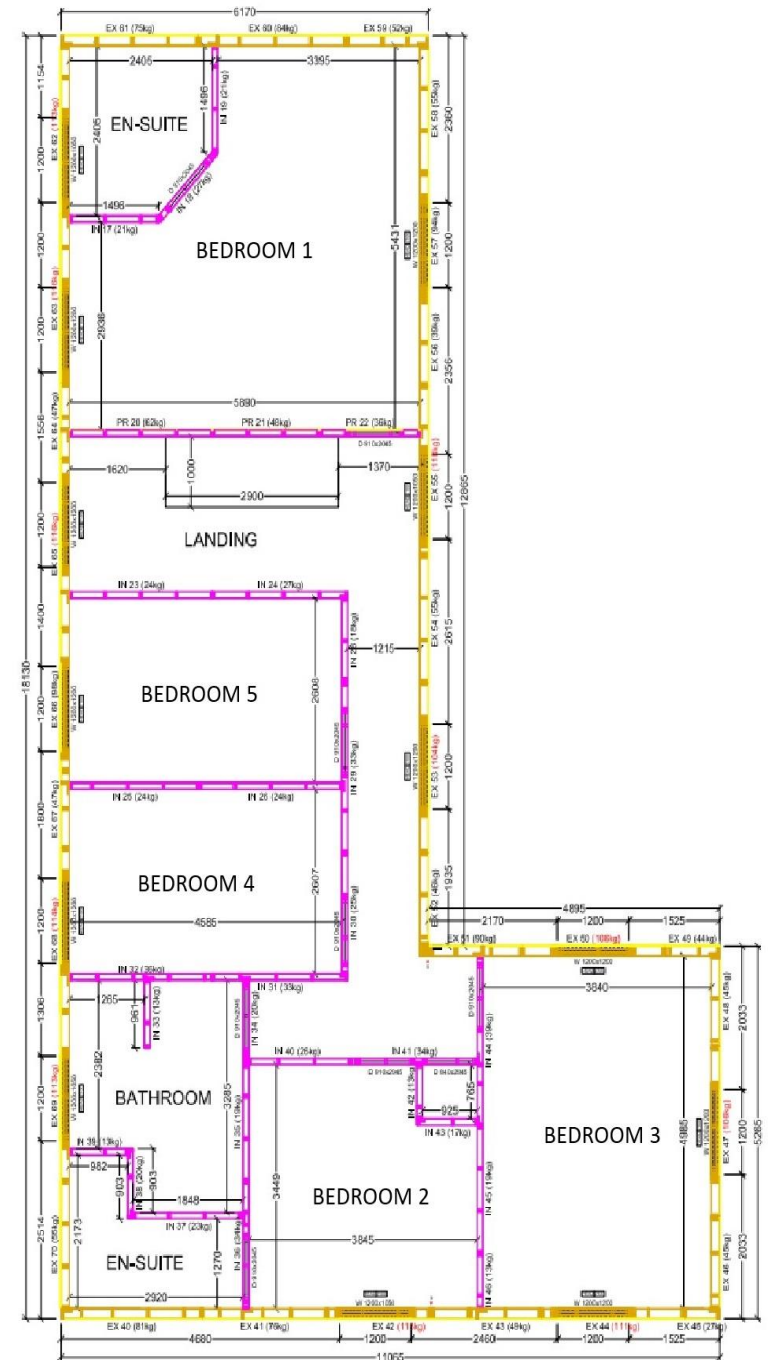
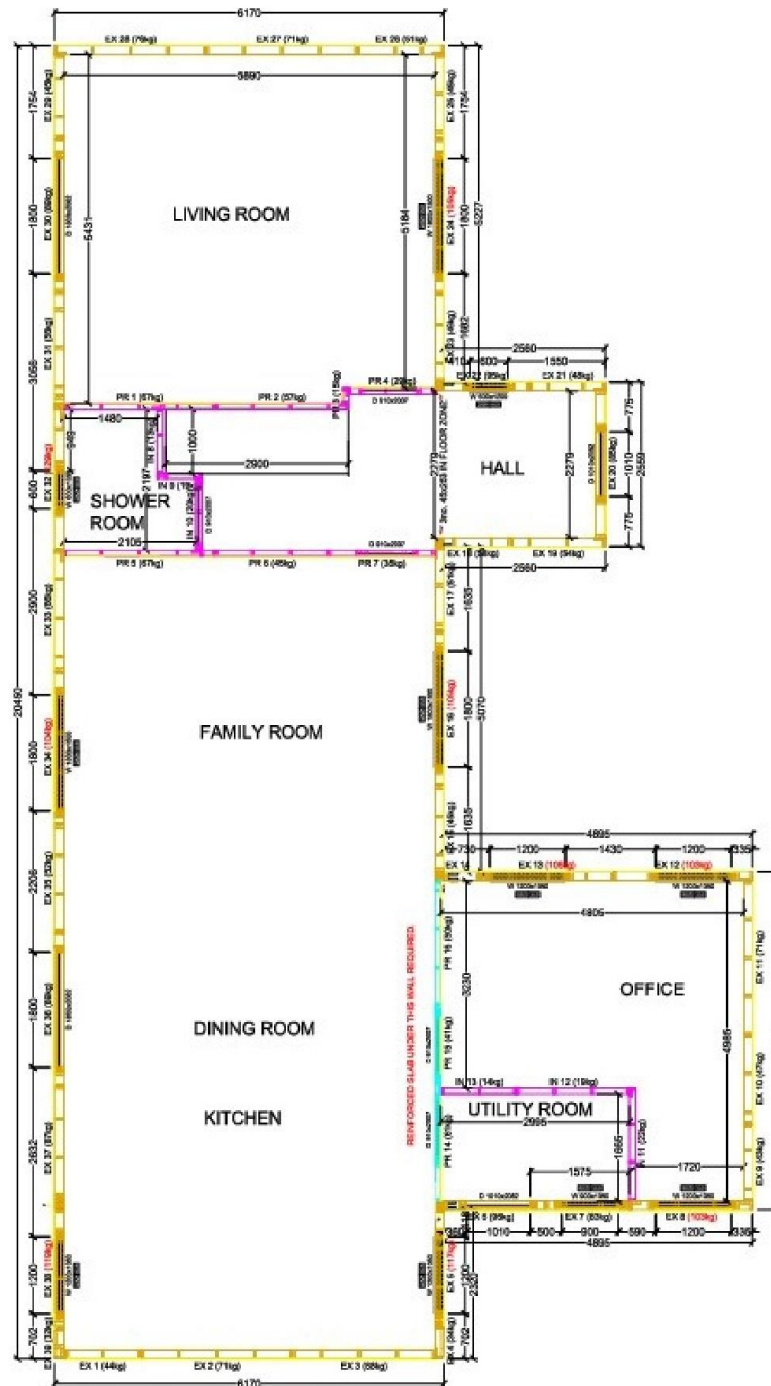
Five bedrooms, 2 ensuites and family bathroom

Large garden plot extending to approx. 0.62 acres

Extensive parking and outbuildings

Beautiful stone façade has been sympathetically crafted using reclaimed stone from the original farmhouse that stood on the site for over 200 years

Tranquil rural setting with easy commuting access to Cardiff





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Accommodation will include entrance door to HALLWAY with Herringbone flooring (as throughout the ground floor) window to side elevation and staircase to first floor. Ground floor SHOWER ROOM including shower enclosure, WC and wash hand basin. A large square living room of excellent proportions with window to front and French doors to garden. A fabulous modern FAMILY ROOM open plan to DINING ROOM and KITCHEN with black aluminum thermal break argon filled double glazed windows (as throughout) to front and rear elevations, French doors with steps down to garden. Wooden shaker style kitchen with Cardiff Marble black quartz worktops, central island unit and gold coloured fittings (tap, switches, handles). Appliances will include induction hob with built-in extraction, oven, integrated dishwasher and fridge/freezer. Large HOME OFFICE with windows to side elevations and UTILITY ROOM.

A contemporary wooden staircase leads to the first floor LANDING with windows to front and rear elevations providing excellent natural light, door to substantial PRINCIPAL BEDROOM with double aspect and door to EN-SUITE SHOWER ROOM

containing walk-in shower, WC and wash hand basin with vanity unit. BEDROOM TWO with second EN-SUITE SHOWER ROOM containing walk-in shower enclosure, WC and wash hand basin with vanity storage. Double BEDROOM THREE with double glazed windows to three aspects. BEDROOM FOUR & BEDROOM FIVE overlooking a southerly aspect over the main garden area. FAMILY BATHROOM tiled floor and half tiled to walls, feature freestanding bath, walk-in shower, wash hand basin with vanity unit and low level WC.

The property occupies a generous plot extending to approximately 0.62 acres with gated access from the

road side to a rear driveway and gravelled yard providing ample parking and access to a stone shed, providing secure storage and a substantial attached open fronted building providing covered parking and if enclosed or part enclosed, potential for a wide range of uses.

A sandstone pathway will wrap around the house giving access into a large flat lawned garden to the side and onto the rear lawn beyond which will be turfed to create a lush, green space that complements the natural surroundings, giving Ty Cariad a welcoming feel whilst enjoying a south facing aspect over adjoining fields. Ideal for summer evenings and outdoor dining.



Directions

From our Cowbridge Offices travel in an easterly direction up The High Street, through the traffic lights, filtering onto the A48 heading towards Cardiff. Drive through Bonvilston, at the traffic light staggered crossroads turn right onto the 5 Mile Lane heading towards Barry. Follow this road for approximately 1 mile turning left at the first unsigned turning. This narrows into a country lane, dropping down a hill into Dyffryn, where 'Ty Cariad' lies on your right hand side.

What3Words: napped.switched.dissolves

Tenure

Freehold

Services

Mains water and electricity. High out-put, full black solar panels, roof integrated. Combined with ground source pump heating system.



Viewing strictly by
appointment through
Herbert R Thomas

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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.

