



Tyn Y Cae,
Tredodridge, Vale of Glamorgan, CF71 7UL





Tyn Y Cae, Tredodridge,
Vale of Glamorgan, CF71 7UL
£1,600,000 Freehold

5 Bedrooms : 5 Bathrooms : 4 Reception Rooms

Within this quiet hamlet, a simply stunning family home comprehensively remodelled and updated in recent years and offering accommodation of exceptional quality. Extensive, spacious accommodation throughout features an amazing kitchen-living-dining space, four further reception rooms including a home cinema space. Master bedroom suite and four further double bedrooms, all of which are en suite. Ample driveway parking and detached double garage; wonderfully private terraced to rear and further lawn and seating areas.

Directions

From M4 junction 34, follow the road in a southerly direction signposted towards Pendoylan. Travel past the initial turning to The Vale Hotel and past the turning to the equine/golf centre on your left. Continue for about a mile turning right at the 'Clawdd Coch' crossroads. Follow the road into the hamlet of Tredodridge to find Hillcrest and the driveway to Tyn y Cae to your left, shortly after the centre of the hamlet.

- Cowbridge 5 miles
 - Cardiff City Centre 10.8 miles
 - M4 (J34, Miskin) 1.7 miles
-

Your local office: Cowbridge

T 01446 773500

E cowbridge@wattsandmorgan.co.uk



Summary of Accommodation

ABOUT THE PROPERTY

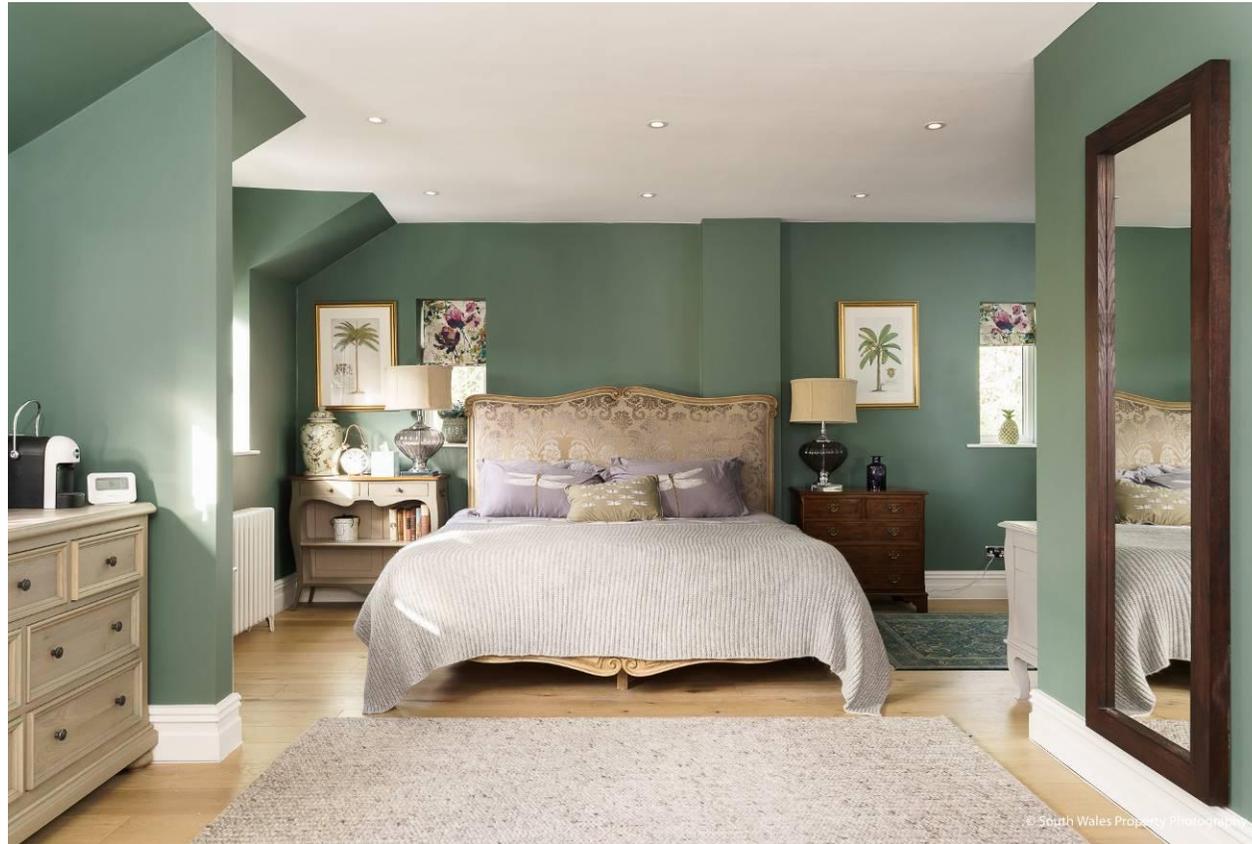
- * Within this quiet, rural hamlet close to the northern edges of The Vale yet within easy reach of Cowbridge, Cardiff and the M4 at Miskin
- * A simply stunning family home comprehensively remodelled and updated in recent years
- * Offering extensive, spacious accommodation throughout finished to an exceptional high standard.
- * Most impressive entrance hallway with bespoke staircase leading to galleried landing over; parquet woodblock flooring to hall extends into the dining room
- * A grand dining room with wood burner to far end; double doors link in to the kitchen
- * Two further reception rooms, one used as a family sitting room and the other as a study
- * Superb kitchen dining space fitted with bespoke 'Neptune' units and marble surfaces extending, in part, to create a breakfast bar;
- * Five oven electric Aga to remain; so, too, additional appliances including twin dishwashers and a double fridge and freezer
- * The kitchen opens to a dining area with bifold doors leading to the sheltered sun terrace
- * A utility room offers much additional storage
- * A multi-use home cinema room is located off the kitchen
- * Galleried landing area, looking down into the hallway, with doors to all bedrooms.
- * An inner gallery-balcony looks back into the kitchen diner; a Sauna room is located off this and this gallery, in turn, leads to the master bedroom suite
- * All five bedrooms are large double rooms and all have en suite bath / shower rooms
- * Also laundry room with store cupboard off

GARDENS AND GROUNDS

- * Tyn y Cae is set within a plot of approaching half an acre
- * Wrought iron electric gates have an App operated video entry system
- * Block paved driveway sweeping around a turning circle provides ample parking space
- * Detached double garage (approx. max 6.1m x 5.2m; power connected and eaves storage).
- * South facing flagstone paved garden accessed from the original front of the property enjoying an open aspect looking over fields
- * To the rear of the property is a more sheltered, private garden space,
- * including a stunning paved seating area accessed from and overlooked by the kitchen-breakfast room.
- * Steps lead from here to a Mediterranean-inspired terrace affording a great private seating area.
- * Further steps lead to a larger area of lawn running to the rear boundary wall.
- * This lawn can also be reached directly from the first-floor master bedroom suite

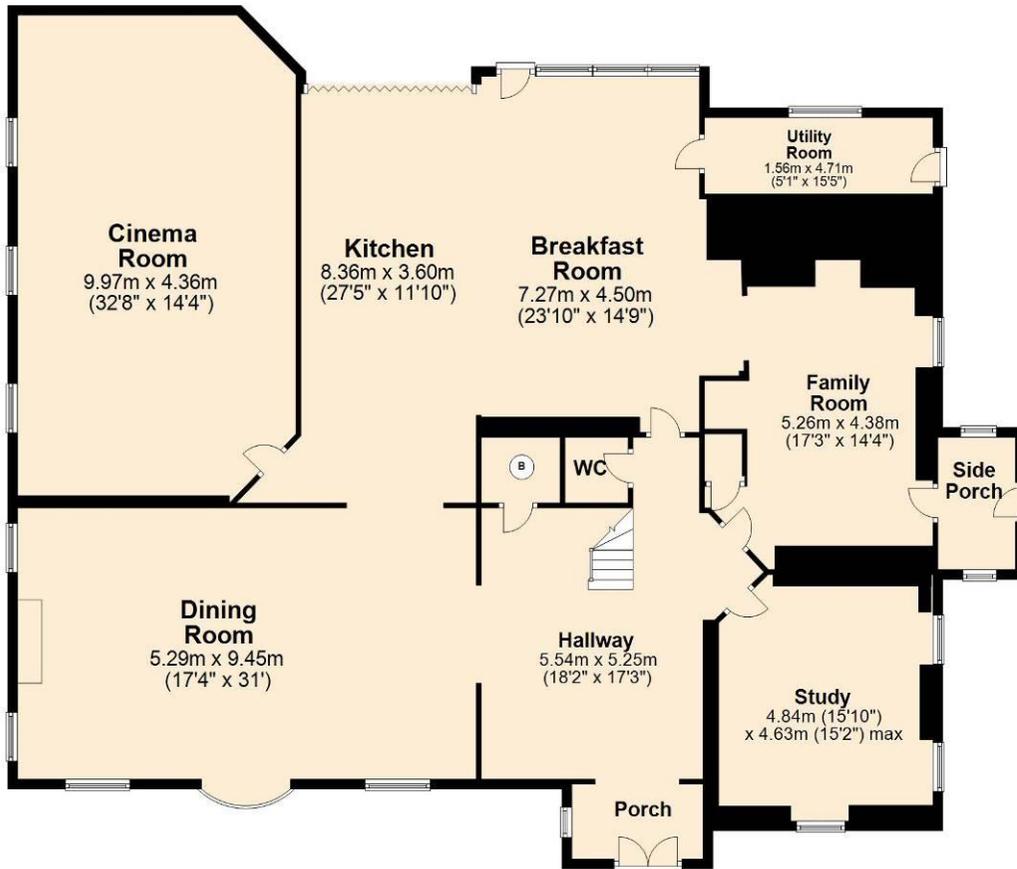
TENURE AND SERVICES

Freehold. Mains electric and water connect to the property. LPG-fired central heating. Cess pit drainage.



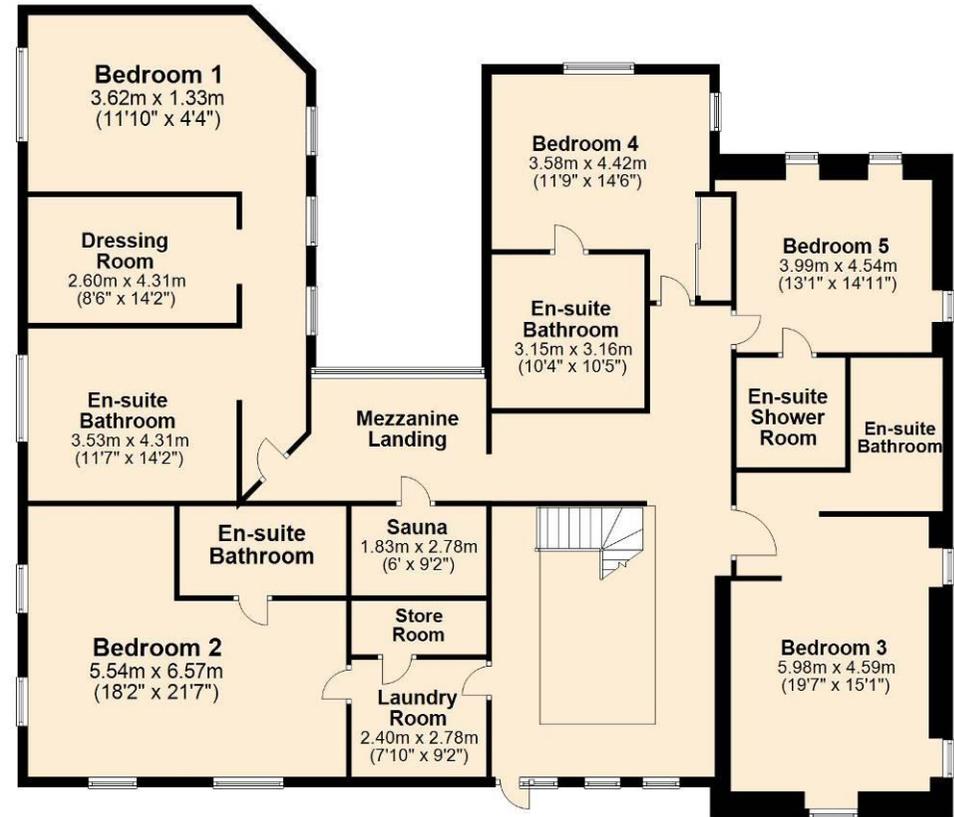
Ground Floor

Approx. 284.9 sq. metres (3066.2 sq. feet)



First Floor

Approx. 248.8 sq. metres (2678.4 sq. feet)

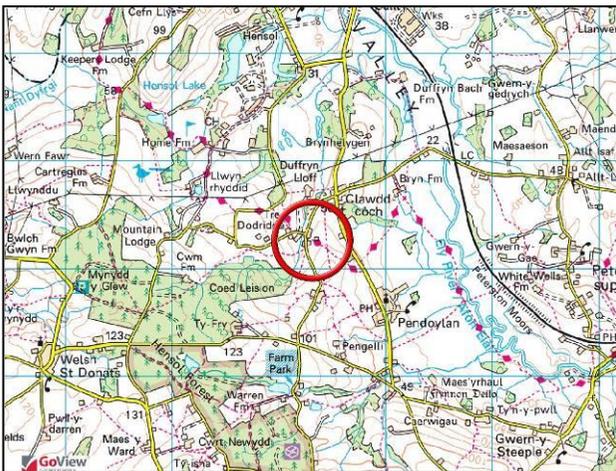
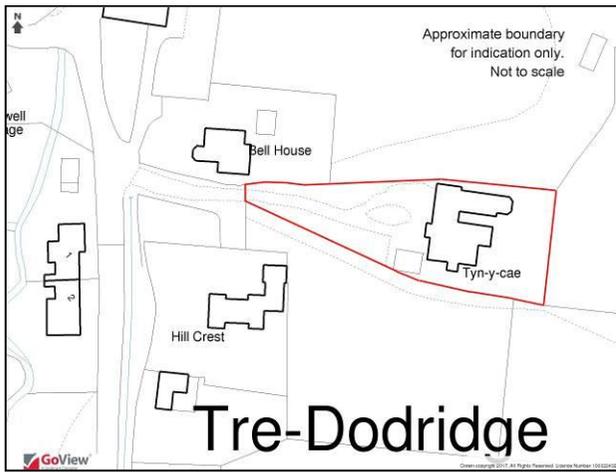


Any maps and floorplans included in these particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form part of any contract.

Total area: approx. 533.7 sq. metres (5744.6 sq. feet)

Plan produced by Watts & Morgan LLP.
Plan produced using PlanUp.







This property was extensively renovated, and project managed by LEXAN Construction (Ltd) with a full turn-key service from design, to construction, to completion.

LEXAN Construction offer the full construction package including costing of BOQs, economic assessments, value engineering, full project management, information coordination, programming and progress reporting, construction management & Sub-contractor coordination. LEXAN Construction have a reputation for successfully completing industrial, commercial, retail, and residential turnkey on time.

LEXAN Construction pride itself of delivering on-time quality craftsmanship across all their projects and always seek opportunities to maximise use of resources and reduce waste to meet clients budget expectations.

www.lexanconstruction.co.uk

info@lexanconstruction.co.uk

Bridgend
T 01656 644 288
E bridgend@wattsandmorgan.wales

Cowbridge
T 01446 773 500
E cowbridge@wattsandmorgan.wales

Penarth
T 029 2071 2266
E penarth@wattsandmorgan.wales

London
T 020 7467 5330
E london@wattsandmorgan.wales

