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herbert r thomas

**1 Chapel Terrace, Twyn-Yr-Odyn**

Cardiff

Guide Price **£515,000**

# 1 Chapel Terrace

Twyn-Yr-Odyn, Cardiff

Spacious four-bed cottage in Twyn-Y-Odyn with large gardens, flexible living space, potential annexe, modern kitchen, parking, and rural views. Ideal for families or keen gardeners.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Deceptively spacious four bedroom mid terraced property.
- Offering flexible living and bedroom accommodation, ideal for a large or extended family.
- Situated in a rural hamlet, With excellent commuting options just minutes away from Culverhouse Cross.
- Large and enclosed landscape rear garden.
- Two private parking spaces.
- Reception hallway plan to lounge. Large kitchen/dining room. Ground floor bedroom plus bath/wet room and utility/5th bedroom.
- Three bedrooms to 1st floor. Bedroom two with ensuite shower room and family shower room.
- Viewings essential to appreciate The accommodation and square footage on offer.



Situated in the rural hamlet of Twyn-y-Odyn, just a short drive from Culverhouse Cross with its excellent commuting options, lies this deceptively spacious four-bedroom mid-terrace cottage.

The property offers greatly extended accommodation, ideal for a large or extended family, with the additional option to create a self-contained ground-floor annexe if required.

The property boasts a large landscaped rear garden, perfect for those looking to embrace the “good life”, with space for vegetable patches and greenhouses.

The accommodation briefly comprises an entrance porch with a door leading into the reception hallway. The hallway features stairs rising to the first floor, a window to the front with views over neighbouring fields, and a wood-burning stove set within an original Victorian fireplace. This area is open plan to the lounge, which also benefits from access to an understairs storage cupboard and a continuation of the ceramic tiled flooring from the hallway.

The kitchen/dining room is a light and airy space, featuring bi-fold doors providing access to and views into the courtyard garden, along with a lantern-style skylight. The kitchen offers a fitted range of shaker-style cream units with complementary granite work surfaces extending to a breakfast bar on the island. There is an integrated double oven and electric hob, along with space and plumbing for both a washing machine and dishwasher. From the hallway, access is provided to bedroom two, which is a large dual-aspect room featuring French doors leading out to the rear garden.

The utility room/bedroom five has a window to the side and provides space and plumbing for a fridge and separate freezer.

The ground-floor bath/wet room comprises a contemporary white three-piece suite, including a double-ended panel bath and a wet-room style shower area with fitted electric shower, complemented by fully tiled floors and walls.

The first-floor landing benefits from a rear skylight and engineered oak flooring, which continues throughout the bedrooms. The principal bedroom has two windows to the rear, a pitched ceiling with inset spotlighting, and an en-suite shower room fitted with a white three-piece suite. Bedroom one has an open doorway leading into bedroom four, which features a rear skylight and a partially pitched ceiling with exposed roof timbers.

Bedroom three has a window to the front, enjoying far-reaching rural views, along with a part-pitched ceiling with exposed roof timbers and double doors opening into a shelved storage cupboard.

Completing the first floor is a further shower room, fitted with a white three-piece suite, including a double shower cubicle with electric shower, and a built-in airing cupboard housing the hot water tank.

To the front of the property are two private parking spaces on a gravel driveway, along with an enclosed courtyard garden featuring raised shrub and flower beds.

To the rear, a large two-tiered flagstone-laid patio with timber-framed outbuildings leads onto a generous lawned garden bordered by a stone wall. The garden is ideal for a young family or for those keen to create a traditional cottage garden. From the rear garden there are far-reaching views towards and over Cardiff.









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## Herbert R Thomas

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