



Ty Sarn, Rudry, CF83 3DF

Caerphilly

Offers Over £800,000

# Ty Sarn

Rudry, Caerphilly CF83 3DF

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

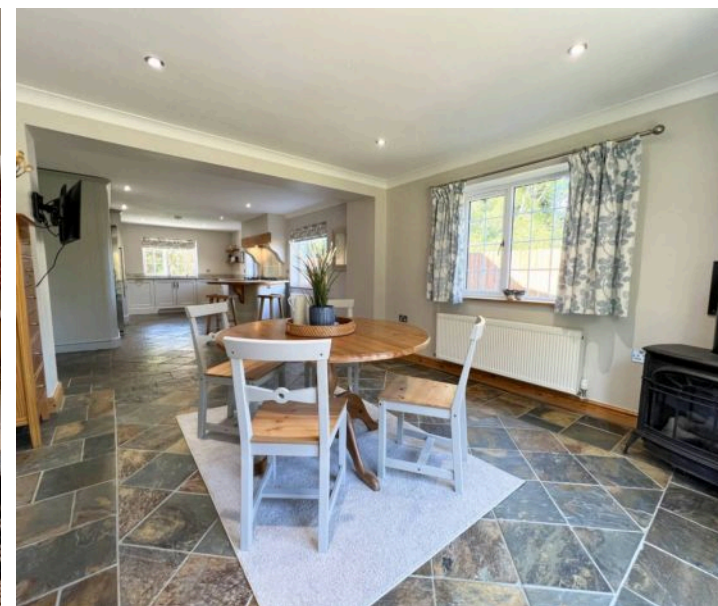
Impressive four double bedroom detached home in Rudry Village. Extended, refurbished, two en-suites, large kitchen, landscaped gardens, ample parking, character features throughout.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



Ty Sarn is an impressive four double bedroom detached home situated on the periphery of the highly sought after Rudry Village. 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.

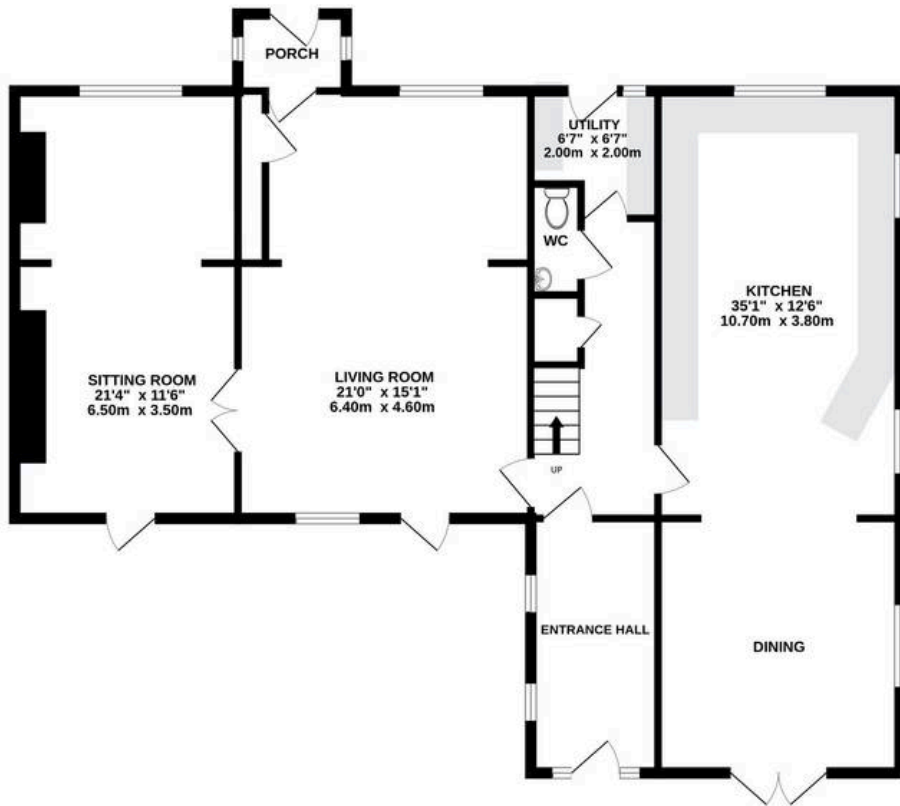
The property is accessed via a five bar gate onto a brick pavia driveway, flanked by mature beach hedgerow and overlap wood fencing, leading to a parking area with space for several vehicles. The front of the property is south facing and enjoys the sun throughout the day. It is extensively lawned, with 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.



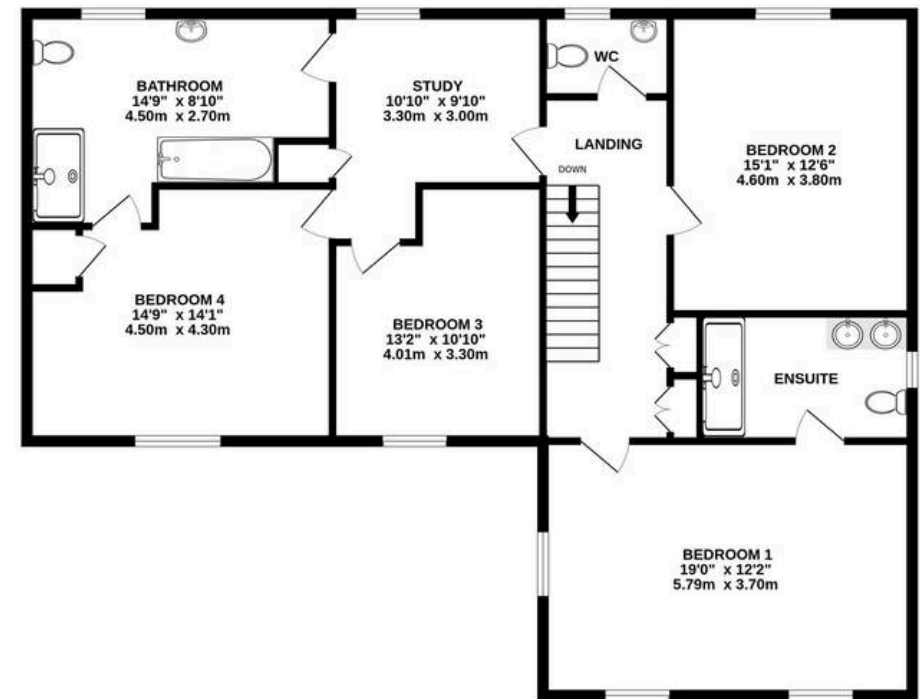
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**GROUND FLOOR**  
1258 sq.ft. (116.8 sq.m.) approx.



**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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