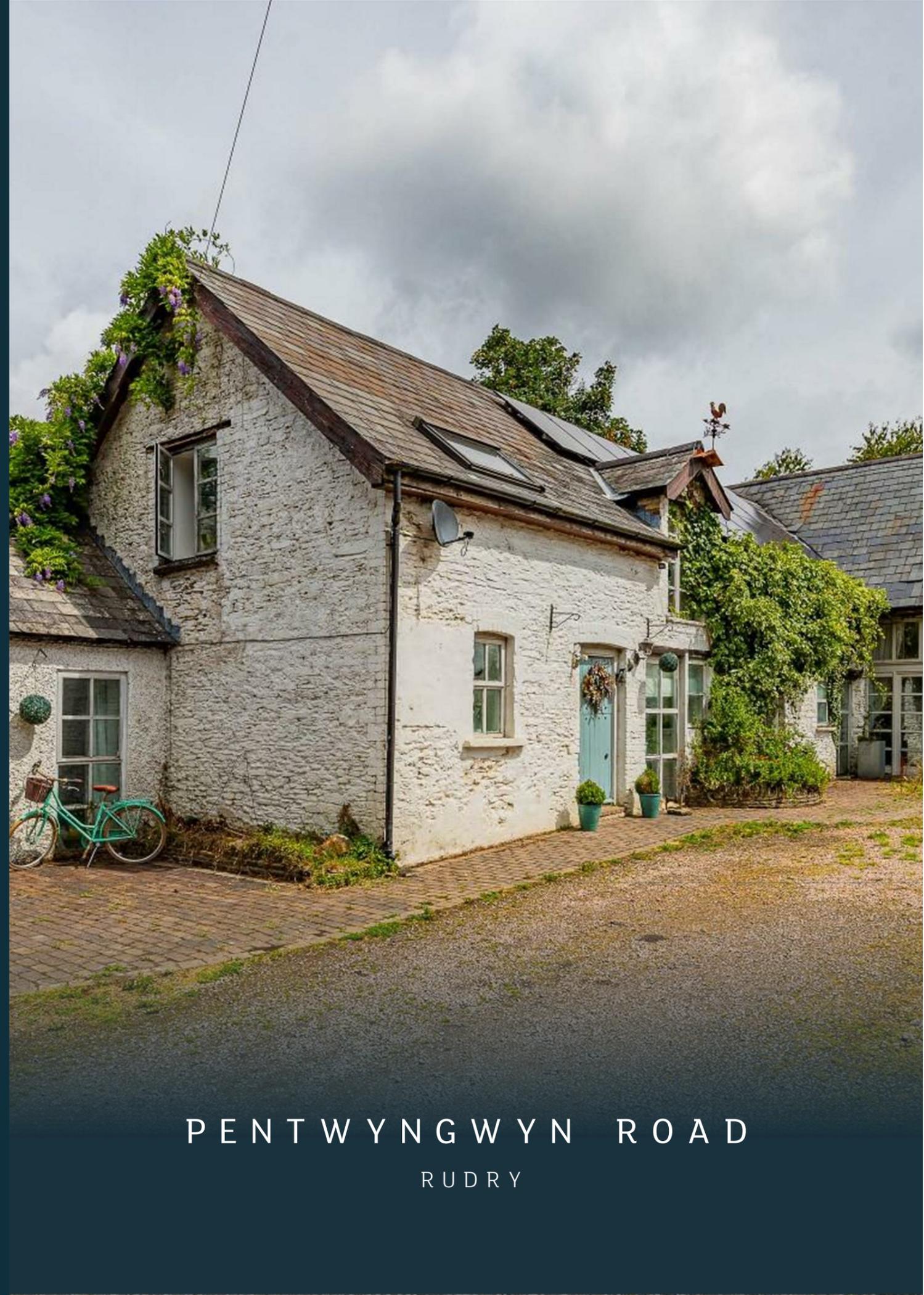


CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



PENTWYNGWYN ROAD

RUDRY



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

HALLWAY

KITCHEN / DINER

8.35 x 5.65 (27'4" x 18'6")

LIVING ROOM

10.68m x 5m (35'0" x 16'4")

SECOND RECEPTION

5.56m x 5m (18'2" x 16'4")

STORAGE

3.65m x 2.50m (11'11" x 8'2")

TO THE FIRST FLOOR

BEDROOM ONE

4.34m x 3.57m (14'2" x 11'8")

EN-SUITE

BEDROOM TWO

3.98m x 3.65m (13'0" x 11'11")

FAMILY BATHROOM

BEDROOM THREE

3.82m x 3.50m (12'6" x 11'5")

BEDROOM FOUR

3.82m x 3.30m (12'6" x 10'9")

BEDROOM FIVE

4.34m x 2.80m (14'2" x 9'2")

BEDROOM SIX

4.34m x 2.80m (14'2" x 9'2")

GARDEN / PLOT

0.73 of an acre with the house. There is an option to purchase further acres of land off the current owners by separate negotiation

TENURE

FREEHOLD.

COUNCIL TAX

Band - F

ADDITIONAL INFORMATION

Air source heat pump has recently been installed. Further land 46 acres, Stables and out buildings available by separate negotiation. No onward chain.

LOCATION

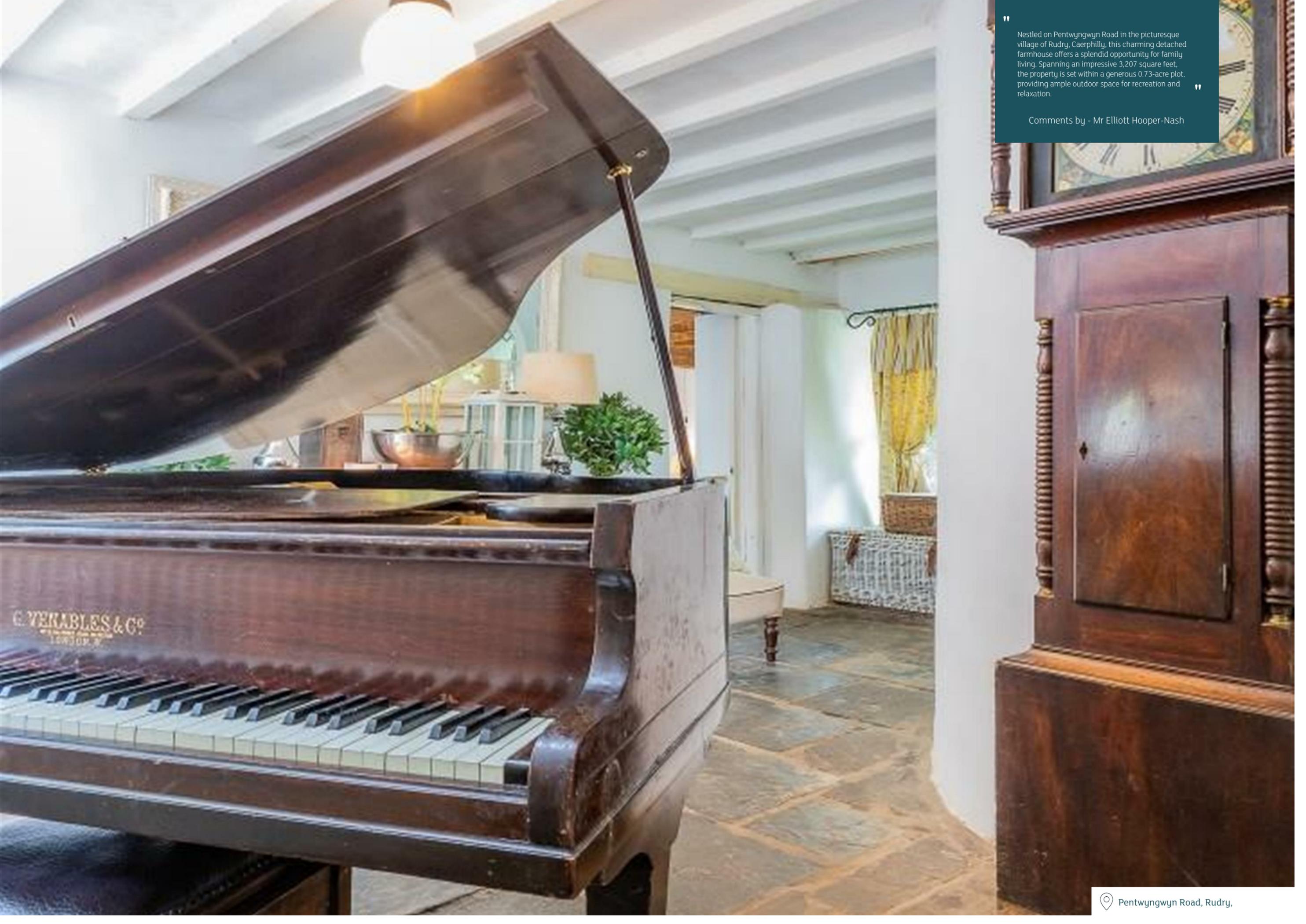
A Picturesque Village - Rudry is a quaint, picturesque village located in the county borough of Caerphilly, South Wales. Known for its stunning rural landscapes and serene environment, Rudry is an idyllic spot that offers the best of both worlds the peace and tranquility of the countryside with easy access to urban amenities.

Strategic Location - Rudry is ideally situated near the major cities of Newport, Cardiff, and Caerphilly, making it a highly desirable location for those seeking a semi-rural lifestyle. The village's proximity to these urban centres means residents can enjoy the benefits of city life, such as shopping, dining, and cultural activities, while retreating to a quieter, more relaxed home environment.

Local Amenities - Despite its rural charm, Rudry has a range of local amenities that cater to the needs of its residents. The village boasts a welcoming community, a local pub (The Maenllwyd Inn), and access to beautiful walking and cycling trails. It is an excellent location for families, professionals, and retirees alike, offering a friendly and supportive community atmosphere.

One of Rudry's most appealing features is its natural beauty. The surrounding countryside offers numerous opportunities for outdoor activities, including hiking, horse riding, and nature walks. Rudry Common, a local nature reserve, is a popular spot for both locals and visitors, providing breathtaking views and a habitat for diverse wildlife.

Transport and Connectivity - The village benefits from good transport links, with easy access to major roads and public transport services. This connectivity ensures that residents can commute efficiently to nearby cities for work or leisure, making Rudry a convenient base for exploring the broader region.



“ Nestled on Pentwynwyn Road in the picturesque village of Rudry, Caerphilly, this charming detached farmhouse offers a splendid opportunity for family living. Spanning an impressive 3,207 square feet, the property is set within a generous 0.73-acre plot, providing ample outdoor space for recreation and relaxation. ”

Comments by - Mr Elliott Hooper-Nash



PENTWYNGWYN ROAD

RUDRY, CF83 3DG - £950,000

6 bedrooms 2 bathroom(s) 3207.00 sq ft

The Old Granary, Tog Farm, Pentwynngwyn Road, Rudry

A Rare Farmhouse Retreat with Character, Charm & Acreage

Nestled in the heart of the picturesque village of Rudry, this exceptional detached farmhouse presents a rare opportunity to embrace spacious countryside living without compromising on convenience. Offering an impressive 3,207 sq ft of beautifully proportioned accommodation and set within approximately 0.73 acres, The Old Granary perfectly balances period charm with modern sustainability.

Elegant & Versatile Living

Step inside and you are welcomed by three generous reception rooms, ideal for both formal entertaining and relaxed family life. Character features throughout the home add warmth and authenticity, while the thoughtful layout ensures flexibility for evolving needs.

The property boasts six well-proportioned bedrooms, providing ample space for growing families, guest accommodation, or multi-generational living. Two well-appointed bathrooms support the rhythm of busy modern life with ease.

Exceptional Outdoor Potential

PROPERTY SPECIALIST

Mr Elliott Hooper-Nash

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Director



The Old Granary, Rudry, Caerphilly
Approximate Gross Internal Area
Main House = 3,207 sqft / 298 sq m

