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Ty-Cwm-Nant-y-Groes Aberdare Road CF44 0HL
Aberdare

£610,000

Ty-Cwm-Nant-y-Groes

Bespoke five-bed detached home on 1.3 acres with open plan living, high quality finishes, garden leisure room, ample parking, balconies, and landscaped gardens. Private yet close to amenities.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Bespoke Five Bedroom Detached House
- Well presented accommodation throughout
- Flexible living and bedroom space
- 11.80m Open plan Kitchen/Dining/living room
- Large private garden plot totalling 1.3 acres
- Ample off road parking
- Detached garden leisure room
- Matured lawned garden and wooded copse
- Unique private plot in convenient location



This bespoke five-bedroom detached house occupies a unique and private plot extending to approximately 1.3 acres, offering well-presented and flexible accommodation throughout. The heart of the home is an impressive open plan kitchen, dining, and living room stretching to 11.80 metres, providing a superb space for entertaining or family gatherings. The property has been thoughtfully designed to accommodate a range of lifestyles, with adaptable living and bedroom spaces that can be tailored to suit individual requirements. Each room benefits from high quality finishes and an abundance of natural light, creating a welcoming and contemporary atmosphere. There is ample off-road parking available, and a detached garden leisure room provides further versatile space, ideal for use as a home office, gym, or studio. The property's convenient location combines privacy with accessibility to local amenities, making it a rare find for those seeking both seclusion and convenience.

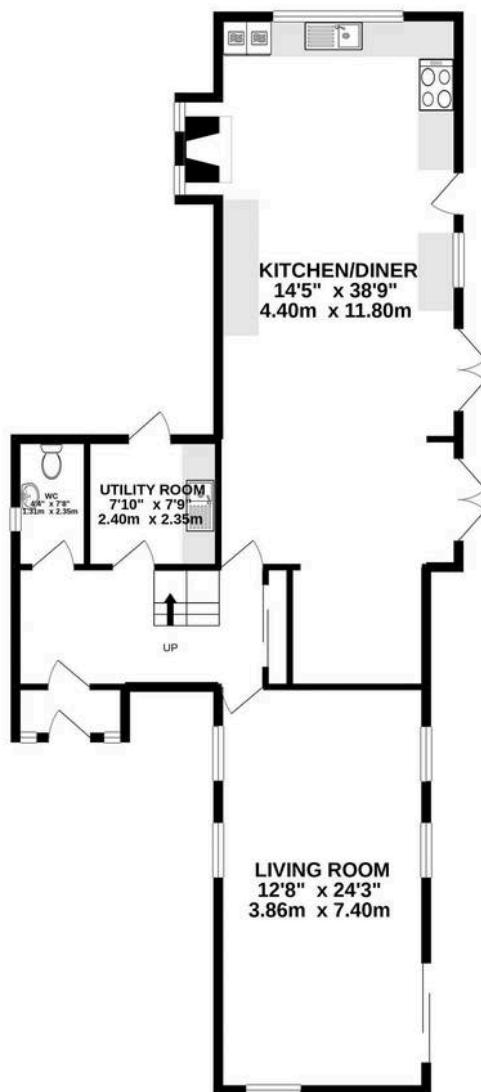
The outside space is equally impressive, beginning with an enclosed driveway that offers generous parking for several vehicles. A paved pathway, flanked by well-maintained lawns, leads to the main entrance. Bedrooms One and Two both enjoy access to a decked balcony with wooded balustrades, offering elevated views over the beautifully landscaped gardens. The private, mature gardens are extensively lawned and feature paved patio areas, perfect for outdoor entertaining or relaxation. An abundance of mature trees and shrubs, including fruit trees, enhance the sense of tranquillity and seclusion. Beyond the formal lawns and the detached garden room lies a picturesque copse of trees, providing a natural backdrop and a haven for wildlife. The total grounds, measuring approximately 1.3 acres, create a truly exceptional setting for this outstanding family home.



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GROUND FLOOR
1076 sq.ft. (100.0 sq.m.) approx.



1ST FLOOR
1080 sq.ft. (100.3 sq.m.) approx.



2ND FLOOR
480 sq.ft. (44.6 sq.m.) approx.



TOTAL FLOOR AREA : 2636 sq.ft. (244.9 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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