



£675,000 OIRO

Ty Newydd Farm, Tongwynlais

Detached House | 4 Bedrooms | 4 Bathrooms



02920026213

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Step Inside

Key Features

- Superior New Development
- SPACIOUS THROUGHOUT
- NO ONWARD CHAIN
- RARELY AVAILABLE
- Stunning Kitchen
- Private Road
- Sought After Location
- Great School Catchment
- Environmentally Sustainable
- Viewing NOT Highly Recommended - IT'S A MUST ! !!!

Property Description

This new luxurious detached environmentally sustainable residence with “nifty” little touches built by Cecil Homes is situated in a small, quiet private lane with only three other quality properties. Built to an extremely high standard the property is nearing completion and waiting for the final touches which the developer is happy to negotiate with the buyer.

Main Particulars

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In the highly sought-after village of Tongwynlais, within easy reach of local shops in Tongwynlais and only 5 miles north of Cardiff city centre. There are regular bus services in the village and the M4/A470 junction 32 at Coryton is within one mile making it an easy commute from a peaceful tranquil home with several sites of special scientific interests nearby.

In addition, there are very good local state schools at Tongwynlais Primary and Radyr Comprehensive secondary, with alternative Welsh medium education close by. This is an excellent opportunity to purchase a state-of-the-art new build executive home within easy reach of Cardiff and the M4 corridor. It also benefits from hardwood double glazed windows and oil-fired central heating, this is a great opportunity for a new family to move straight in. An internal inspection is highly recommended to appreciate the peaceful, tranquil setting of this future proof property.

Accommodation comprises

Entrance Hall - 13'2" x 11" (4.01m x 0.28m) -

An impressive large open reception hall entered via a large solid oak door with beautiful oak flooring and bespoke oak staircase. The hallway is flooded with natural light and has views of the farmers field through the feature large windows to the front. Three storage cupboards ideal for all your storage needs (one under stairs) and Downstairs WC are located within the hallway. The first of the “nifty” touches can be found with the electric blinds, everything has been thought of with, large (wheelchair accessible) oak doors to all rooms, plus room, if needed, to add a wheel chair lift to the first floor.

Living Room - 13'8" x 21'1" (4.17m x 6.43m)

This triple aspect room is again flooded with light, with two large exposed oak beams and impressive central feature fireplace comprising a slate hearth with space for a wood burning stove; patio doors open onto the rear garden allowing you to invite the outside in on those warm summer evenings. This substantial room offers the ideal environment for adults to relax of an evening or even make part of it a formal dining and part lounge. Oak flooring above the under-floor heating finishes off this versatile room.

Kitchen/Dining - 14'5" x 21'1" (4.39m x 6.43m) – With dual aspect, this lavish, stylish room is waiting to become the heart of the home. With large feature window overlooking the rear garden. The kitchen has space for an island (negotiable) and dining table. With such a large space it allows you the opportunity to also have a sofa and home entertainment system to welcome the whole family into when preparing those everyday family meals. With a quality family kitchen, you are bound to love this room, with space for a large range cooker and more nifty little touches, such as the instant hot water tap and versatile kitchen cupboards, complete with built in dishwasher and fridge freezer. Feature oak flooring with under floor heating, being continued throughout the ground floor.

Utility Room - (4.05 x 1.68m) - A selection of base units with space for your washing machine and tumble dryer with a stainless-steel sink. Double glazed door leading to the rear patio, great space for those muddy children/animals to enter the home. With tiled flooring.

Downstairs WC 6'4" x 3'1" (1.94 x 0.95m) - With stylish contemporary white suite comprising low level w.c., and wash hand basin. Plastered walls and ceiling. Oak flooring.

Store Cupboards 2'11" x 3'1" 0.90 x 0.95m - Ideal to hide away your everyday items, such as coats & umbrellas.

Landing - Gallery landing with doors leading to all bedrooms and bathroom and of course those stunning views to the front overlooking the farmers' fields.

Master Bedroom 11'3" x 12'7" (3.43m x 3.84m) - With dual aspect this master bedroom has ample space for the parents of the house to relax and recharge their batteries. Large windows overlook both the rear gardens. This large bedroom offers the new owners plenty of space for all their storage needs with the, often wished for, WALK-IN WARDROBE 7'2" x 8'0" (2.40 x 2.44m). A second door into the EN-SUITE SHOWER ROOM [6'1" x 8' (1.85m x 2.44m)], with step in double shower unit, vanity unit with inlaid sink and storage and matching low level WC and obscure glazed window to the front. Single radiator in the master bedroom and towel radiator in the en-suite provide the heating.

Bedroom Two 12'5" x 8'2" (3.78m x 2.49m) -With a picture window encapsulating the views overlooking the rear garden, this is another light and spacious double bedroom with ample space for all storage requirements, plus ENSUITE 2'11" x 8'6" (0.90 x 2.60m) with walk-in shower, vanity sink and low level WC, plus obscured window to the rear.

Bedroom Three 14'4" x 8'6" (4.37m x 2.59m) -With a similar aspect to bedroom two, having a picture window encapsulating the views of the rear garden, space for wardrobes.

Bedroom Four 8'4" x 12'1" (2.54m x 3.68m) -With dual aspect windows, one obscured to the side and one overlooking the farmers field to the front, you have another good size double room.

Bathroom - 5'7" x 8'1" (1.70m x 2.46m) - A stylish family bathroom with a luxury white suite comprising, pedestal washbasin, WC and panelled bath with taps over. Obscure glazed window to the front.

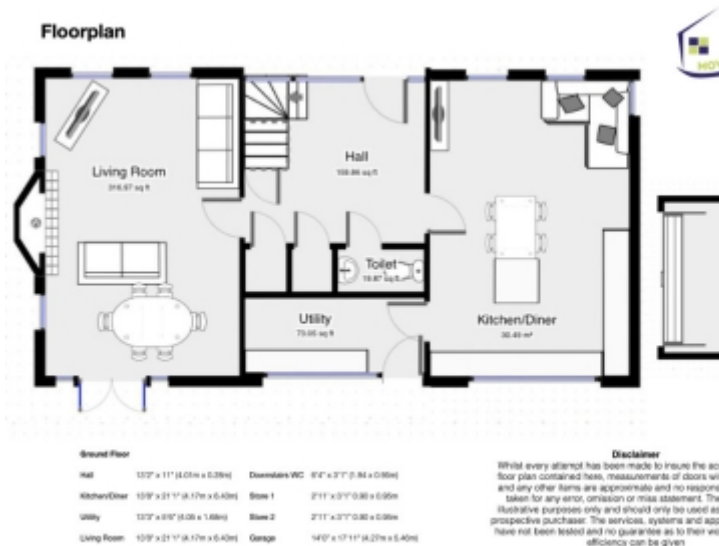
Garden - Front - Forecourt provides off road parking for at least two cars leading to the front entrance. With side access to the rear side garden of the house and utility room, perfect access from those muddy dog walks or child's sporting activities. To the front is a newly planted garden hedge with which will provide a range of colour throughout the seasons.

Garden - Rear - With three distinct areas to this newly appointed garden, you'll find a large patio, a terraced lawn, a levelled lawn area (still to be seeded), directly outside the lounge patio doors, a path to the double garage and additional two car parking spaces and finally located behind the garage you will find the Oil tank for the properties fuel needs.

The paved patio area directly outside the rear utility room door provides the ideal area for summer barbecues and 'al fresco dining'. With the option to add a boundary fence (this can be arranged with the developer) and gate to the rear garage and car parking, the rest of the gardens boundaries are formed by mature shrub borders.

Garage 14'0" x 17'11" (4.27m x 5.46m) - Double garage, with automatic remote controlled up & over door, water tap, light and power. Also home to the water sprinkler system within the property.





This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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