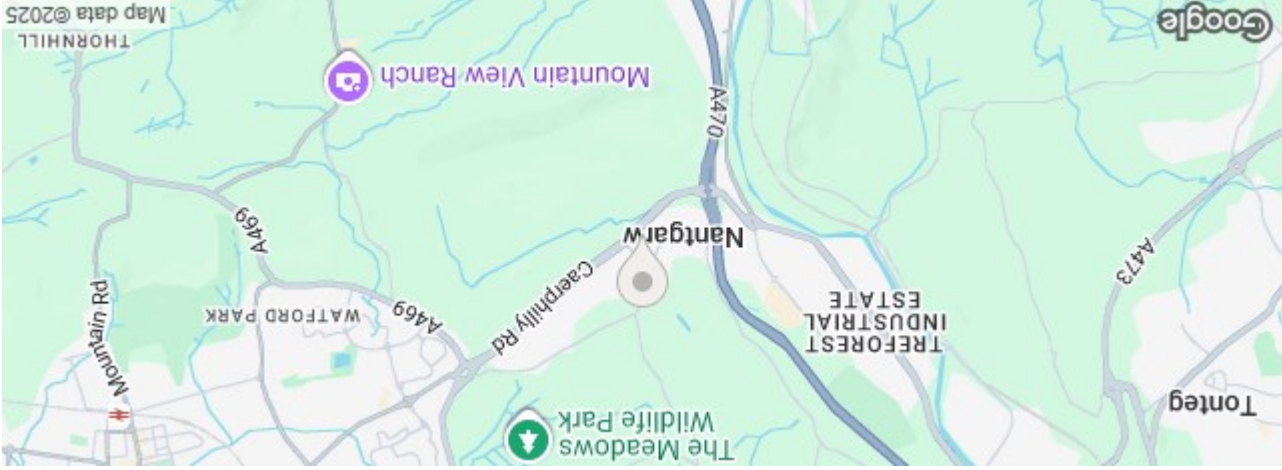




Total area: approx. 1724.8 sq. feet



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

Energy Efficiency Rating

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WEBSITE

02920 626252

TELEPHONE

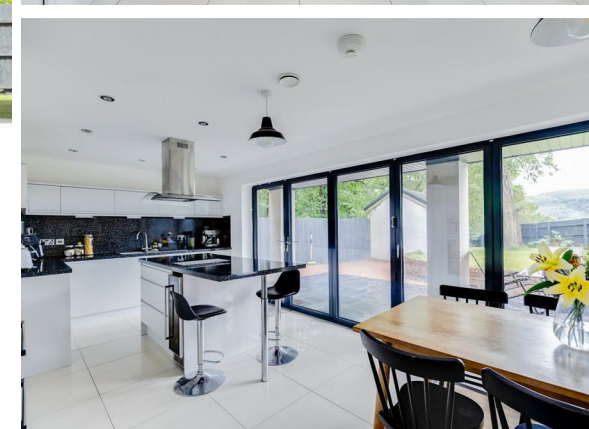
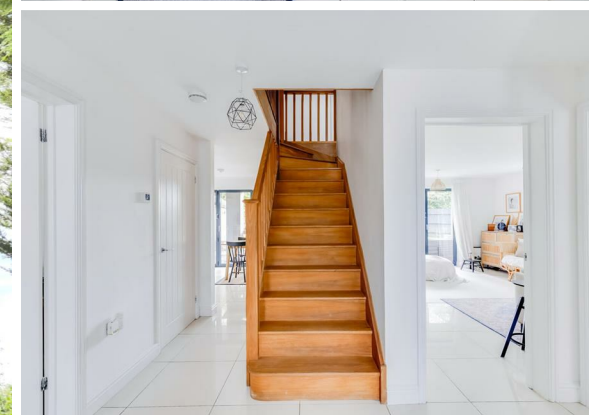
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EMAIL

CONTACT

THOMAS H
WOOD





Old Nantgarw Road,
Nantgarw, Cardiff
CF15 7TU

Price Guide £750,000
House - Detached
4 Bedrooms

Tenure - Freehold

Floor Area - 1724.80 sq ft

Current EPC Rating - null

Potential EPC Rating - null



Ty Ar-Y-Bryn is a striking and highly efficient four-bedroom detached home, built in 2017 to meet the rigorous standards of Passive House design. Set in a quiet and desirable residential area of Nantgarw, this contemporary property blends sustainability with exceptional comfort, offering spacious, light-filled accommodation ideally suited to modern family living.

Constructed with a strong focus on energy efficiency and environmental responsibility, the home benefits from a mechanical ventilation and heat recovery system (MVHR), high-performance insulation, and airtight construction—resulting in remarkably low energy bills, consistent indoor temperatures, and excellent air quality throughout. Passive Houses use up to 90% less energy for heating and cooling compared to traditional homes. The MVHR system plays a vital role, continuously circulating fresh air while recovering heat from outgoing air to promote a healthier, more comfortable living environment.

The thoughtfully designed layout includes two generous reception rooms, a stylish open-plan kitchen/dining area with bi-fold doors to the garden, a study/home office, utility room, and ground-floor WC. Upstairs, there are four spacious double bedrooms, three modern bathrooms, and a walk-in wardrobe to the principal suite.

Externally, the property boasts landscaped gardens, a generous resin driveway with ample off-road parking, and a gated entrance. An additional plot to the front may offer potential for a double garage (subject to planning permission). The rear garden is particularly generous, ideal for family use or entertaining, and features a useful block-built shed with conversion potential.

Located in a sought-after residential setting, the property is close to the excellent public transport links, highly regarded schools and the excellent local amenities, with quick access to the M4 and A470 for easy commuting.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALLWAY

Welcoming central hallway with access to all ground floor rooms. Two built-in storage cupboards. Manifold cupboard and Heatmiser zoning system.

SITTING ROOM

5.06m x 4.25m (16'7" x 13'11")
A spacious principal reception room with rear garden access. With painted walls, smooth ceiling and tiled floor with underfloor heating.

OPEN PLAN KITCHEN/DINING ROOM

6.73m x 3.35m (22'0" x 10'11")
Modern fitted kitchen with integrated appliances and generous dining area, ideal for entertaining. An impressive run of bi-folding doors floods the kitchen with natural light and opens seamlessly to the generous rear garden. With painted walls, smooth ceiling with spotlights and tiled floor with underfloor heating.

LOUNGE

4.71m x 4.79m (15'5" x 15'8")
A generous additional reception room overlooking the front aspect of the property. The room is fitted with a clean air supply and extraction system. With painted walls, smooth ceiling and tiled floor with underfloor heating.

STUDY

2.39m x 2.97m (7'10" x 9'8")
A valuable space overlooking the front aspect of the property. Perfect for home working or a quiet reading space. With painted walls, smooth ceiling and tiled floor with underfloor heating.

UTILITY ROOM

2.85m x 1.50m (9'4" x 4'11")
Fitted with worktops and space and plumbing for washing machine. Vaillant wall-mounted boiler. Cupboard housing the pressurised hot water cylinder. With painted walls, smooth ceiling and tiled floor with underfloor heating.

WC

1.54m x 1.21m (5'0" x 3'11")
With wash hand basin and low-level WC. With painted walls, smooth ceiling and tiled floor with underfloor heating.

FIRST FLOOR

LANDING

Spacious and light-filled with loft access and storage.

MASTER BEDROOM

4.3m x 3.5m (14'1" x 11'5")
An impressive master bedroom with bi-folding doors and balcony overlooking the rear gardens. With carpeted floor, painted walls and UPVC window. Radiator with thermostatic valve. Door to:

MASTER EN-SUITE

3.6m x 1.17m (11'9" x 3'10")
A modern three-piece suite with shower, low-level WC and wash basin. Heated towel rail.

WALK-IN WARDROBE

2.34m x 1.33m (7'8" x 4'4")
With clothes rail and storage options.

BEDROOM TWO

4.3m x 3.93m (14'1" x 12'10")
A further impressive bedroom overlooking the front aspect of the property. With carpeted floor, painted walls and UPVC window. Radiator with thermostatic valve. Door to:

EN-SUITE

2.92m x 1.08m (9'6" x 3'6")
A modern three-piece suite with shower, low-level WC and wash basin. Heated towel rail.

BEDROOM THREE

3.6m x 3.0m (11'9" x 9'10")
Overlooking the rear aspect of the property. A further double bedroom with carpeted floor, painted walls and UPVC window. Radiator with thermostatic valve.

BEDROOM FOUR

3.0m x 2.7m (9'10" x 8'10")
Overlooking the front aspect of the property. With carpeted floor, painted walls and UPVC window. Radiator with thermostatic valve.

FAMILY BATHROOM

2.61m x 1.58m (8'6" x 5'2")
A modern three-piece suite with panelled bath, low-level WC and wash hand basin. Heated towel rail.

OUTSIDE

FRONT
A gated residence with a generous frontage, resin driveway and ample parking. Block paving continues to the rear garden. Additional plot of land to the front, potentially suitable for a double garage (subject to planning). The area is currently gated and ring-fenced.

REAR

Very generous rear gardens with patio seating areas, lawn and mature planting. The rear garden is fully enclosed—perfect for family use or entertaining. Block storage shed, ideal for conversion to a garden room.

TENURE

This property is believed to be Freehold. This should be verified by the purchaser's solicitor.

COUNCIL TAX

Band G

