



Ty Isaf, Main Road, Gwaelod-Y-Garth,  
Cardiff, CF15 9HJ

Watts  
& Morgan



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Cardiff, CF15 9HJ

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## Guide Price £899,950 Freehold

4 Bedrooms | 2 Bathrooms | 3 Reception Rooms  
1.4 Acre Plot | Stunning Views

Nestled in the charming village of Gwaelod-Y-Garth, on the outskirts of Cardiff, this impressive detached house offers four bedrooms and is surrounded by its own 1.4 acre grounds.

Spanning an expansive 1,700 sq ft, the property boasts two large reception rooms, kitchen/breakfast room and conservatory. Also a study, plus WC/utility. To the first floor, the largest double bedroom has the benefit of its own staircase access, dressing room and en-suite bathroom. Three other bedrooms share use of the family shower room.

Ample, gated driveway parking. Expansive plot providing a sense of privacy and tranquillity, making it an ideal family home, with easy access to local schooling, the M4 corridor, Cardiff and the Vale of Glamorgan.

No ongoing chain. EPC Rating D.



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### Directions

Cowbridge Town Centre – 14.4 miles

Cardiff City Centre – 7.1 miles

M4 Motorway – 2.2 miles

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## Summary of Accommodation

### ABOUT THE PROPERTY

Believed to date back to the early 19th Century, Ty Isaf is a large residence surrounded by its own grounds offering peace and tranquillity. Yet, just a stroll away from the local primary school, making it an ideal family home.

From the front door, the main entrance hallway connects to a utility space with WC. The gas-combi boiler is located here. The hallway continues through into the main living accommodation offering two large reception rooms. The larger reception room has a traditional stone fireplace with wood burning stove, shelving to one side of the chimney breast nook, and to the other, a staircase which leads to the largest bedroom. This room enjoys a dual aspect, with exposed ceiling beams, and links to a useful study - with its own access to the rear of the property. Located just off from the dining room, whereby the main staircase to the landing sits, is a sunny conservatory, offering elevated views to the south gardens, with also access out to the rear garden. The kitchen-breakfast room has been fitted with a range of traditional, solid shaker-style wall and base units with complementary work surfaces. With exposed ceiling beams, and quality pine flooring, this room has the most wonderful views over the grounds and further across the mountain.

To the first floor, there are four sizeable bedrooms. The largest bedroom as the benefit of its own staircase from the ground floor, an en-suite bathroom and walk-through dressing area. The other three bedrooms share use of the 3-piece family shower room.



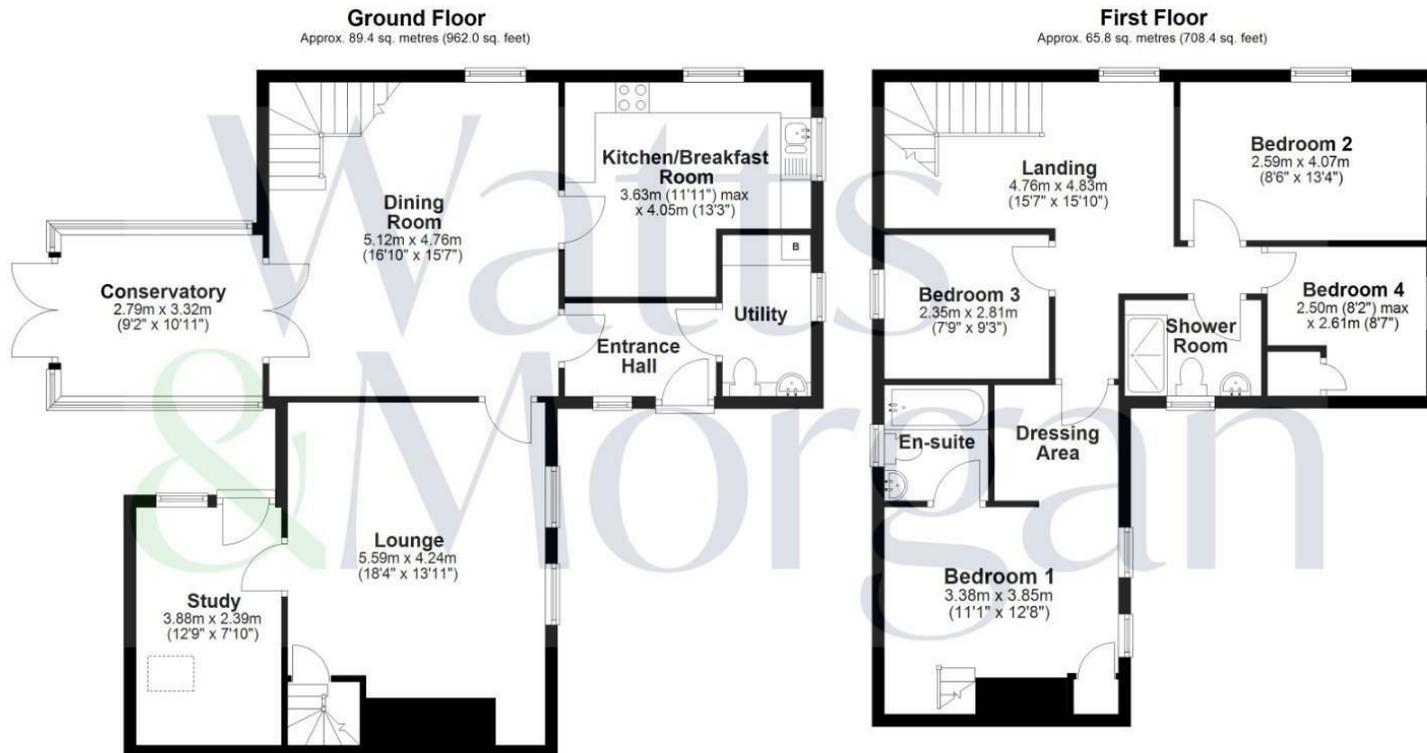
### ADDITIONAL INFORMATION

Freehold. All mains service connected. Gas-fired combi central heating. Council tax band H.

## GARDENS AND GROUNDS

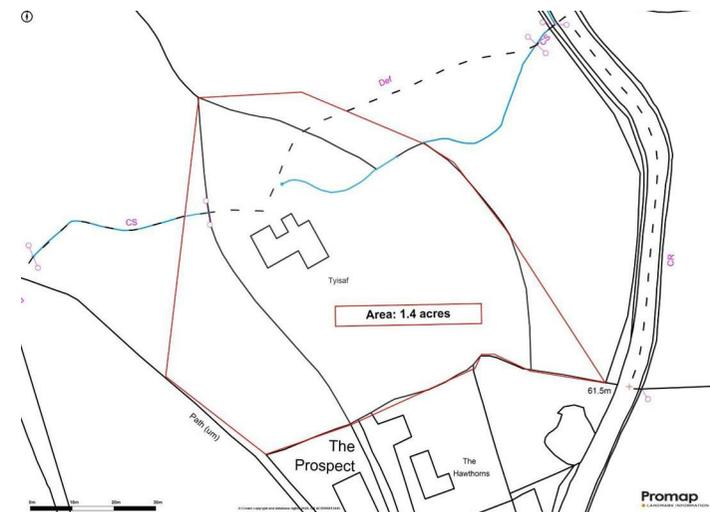
Ty Isaf occupies a completely private plot equating to 1.4 acres, with surrounding elevated countryside views.

From its gated access, there is a long driveway which leads to the rear of the property providing ample off-road parking, with potential and space to further add additional outbuildings/garaging (subject to necessary planning consents). The property benefits from an established garden, richly planted with a variety of mature trees that provide both privacy and a wonderful sense of seclusion. The main entertaining spaces are centred around a large lawn with an extremely large patio occupying the southerly position - this sun terrace offers truly stunning panoramic views.



Total area: approx. 155.2 sq. metres (1670.4 sq. feet)

Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(02 plus) A			
(81-91) B			
(69-80) C			80
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Scan to view property



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