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8 Bryngoleu
Rudry, Caerphilly, CF83 3DN

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Guide Price £349,999

An extended and fully refurbished, three double bedroom property in the heart of Rudry village, offering deceptively large and beautifully presented living room and bedroom accommodation.

Extended end of terrace cottage

Fully refurbished house presented to the very highest of standards

Impressive open plan kitchen/dining/living room, ground floor bedroom and utility/shower room/WC

Two large double bedrooms to first floor (originally three bedrooms).

Bedroom one with freestanding roll top slipper bath

Bedroom two with access to balcony, enjoying views of garden

Beautifully presented family bathroom

South facing enclosed rear garden bordering agricultural land

Off-road parking for 2/3 vehicles

Viewing highly recommended





Situated in the heart of Rudry Village lies this greatly extended and fully refurbished three double bedroom property. It offers deceptively large living and bedroom accommodation presented to the very highest of standards and including many architectural features.

The accommodation briefly comprises: a generous sized ENTRANCE HALLWAY (10'5" x 10'5" x 12' max) with central staircase rising to the first floor, ceramic tile flooring throughout, double doors into a shallow storage cupboard. Two pairs of glass panel, folding doors, leading into the impressive open plan KITCHEN/DINING/LIVING ROOM (8'6" widening to 13'9" max x 31'11" Max) This is a light and airy space with two pairs of bi-fold doors and French doors leading to the rear garden, window and Velux skylights to side. The room has high gloss laminate wood flooring. Within the lounge is a wood burning stove set within an exposed brick chimney breast with large wooden beamed mantle over. Within the kitchen is a range of base, larder and wall mounted, high gloss white, units with a granite effect roll top work surface. Integrated double oven, microwave oven, five

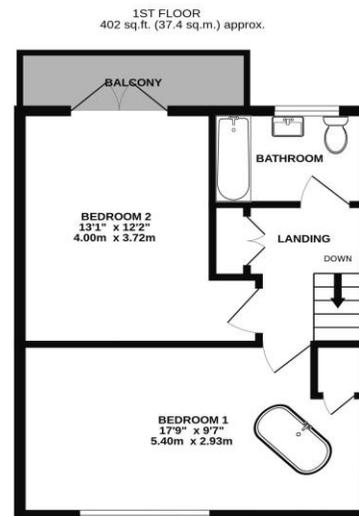
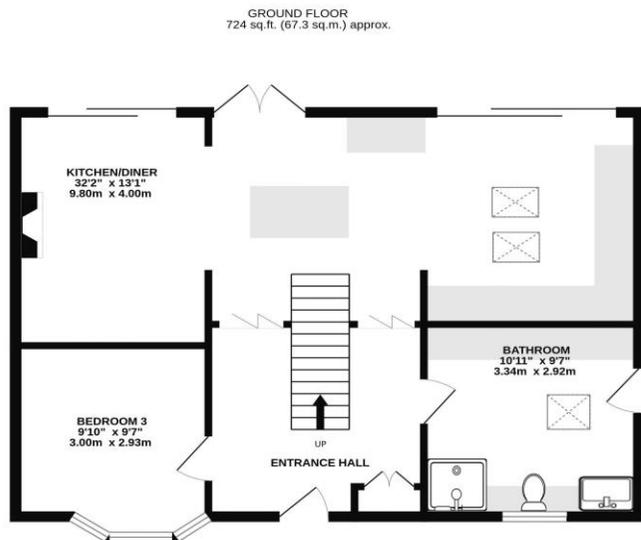
burner gas hob with cooker hood and splash back over, fridge/freezer and dishwasher. A further baseline fridge unit is located in the under stairs bar area. Off the entrance hall is BEDROOM 3 (9'9" to built-in wardrobes x 10' max into bay window) a comfortable double bedroom with bay window to front with fitted double wardrobes and desktop space. The large UTILITY/GROUND FLOOR SHOWER ROOM (9'9" x 9'7") has a composite stable style door to side, window to front and two Velux sky lights. It offers a further range of base and wall mounted units, and work surface matching the kitchen units. A corner shower cubicle houses a mains powered rain fall shower with fitted handset. The room has a ceramic tiled flooring benefiting from underfloor heating.

The first floor LANDING with window to side, has a built-in airing cupboard housing Worcester gas fired central heating boiler plus a loft inspection point. BEDROOM 1 (9'6" x 15'7" to built-in wardrobes) was once two bedrooms, opened to create this luxury Master bedroom. The room is dual aspect with windows to front and side

elevations, benefiting from a full bank of built-in wardrobe units plus a freestanding, roll top, slipper style bath. BEDROOM 2 (12'6" x 8'3" to built-in wardrobes) is also a large double bedroom with extensive built-in wardrobe units and has French doors leading out to a decked BALCONY (5'4" x 10'9") enjoying views over the rear garden. The family BATHROOM (5'3" x 7'10") comprises of a white three-piece suite which includes a panel bath with a mains powered rainfall shower over. Ceramic tiling to floor and walls.

Outside to the front of the property is an ornate gravel laid driveway offering parking space for up to 2 vehicles. Slate flagstone pathways lead to the front door. The forecourt garden has an abundance of mature trees and shrubs. To the side of the property is an enclosed ornate gravel courtyard. Southerly facing rear garden really must be seen to be appreciated. It has been lovingly landscaped offering flagstone laid and decked sitting areas enjoying the sound of running water from its impressive waterfall feature. Sleeper steps lead through the lawned garden to a concrete hard standing offering additional off-road parking space.

Beyond this hard standing is a decked sitting area adjacent to the original garage, which is now presented as a garden ENTERTAINMENT ROOM (16'8" x 9'6") it benefits from power and lighting and has French doors to side and rear aspects. Beyond this building is a lawned garden, which extends to the top boundary which borders agricultural land.



TOTAL FLOOR AREA : 1127 sq.ft. (104.7 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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Directions

From Junction 30 of M4 (Cardiff Gate), travel North along Maes-Y-Bryn Road. Continue along this country lane, onto Rudry Road. Continue to the T Junction by the Maenllwyd Inn and turn left and then right. Continue into Rudry Village. Keeping left at the fork in the road continue onto Garth Place where No. 8 Bryngoleu can be found on left hand side shortly after the park indicated by our For Sale board.

Tenure

Freehold

Services

Mains electric, water and drainage, LPG gas central heating
Council Tax Band D
EPC Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		

Viewing strictly by appointment through Herbert R Thomas

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