



Ty Saer
Cardiff Road | Edwardsville | Treharris | Mid Glamorgan | CF46 5PU

FINE & COUNTRY

TY SAER



Ty Saer when translated to English means the Carpenters House and is so named as it was built by its current owners, one of whom happens to be a very skilled carpenter. As you might imagine Ty Saer is finished to the highest of standards and has some exemplary examples of fine joinery. As soon as we walk through the front door you realise Ty Saer is a special home, measuring over 3,000 sq ft but actually feeling even bigger there is a generous sense of space throughout the property, whether you are relaxing in the spacious lounge with its wonderful light airiness or entertaining in the large kitchen with its separate dining and sitting areas or playing a frame or two of pool in the games room you will always be able to enjoy the high quality finish and the fabulous views. Sitting in the middle of its own grounds you have gardens wrapping around three sides of the property which have lovely views across the valley or of the neighbouring woodland. Within five minutes you can be on the famous Taff Trail, which itself gives access to the Brecon Beacons.

The first floor accommodation continues with the sense of roominess and space, with four great sized double bedrooms, luxurious house bathroom, while the principle bedroom has its own fabulous bathroom and walk in closet.

There is also a large carport and detached garage with attic space, that could be perfect for use as a home office.





SELLER INSIGHT

“We built our previous house ourselves and had been looking around for some land so we could do it all again. This plot of land was perfect for us as it was a great size in an elevated position with stunning mountain views and woodland to the side, so we were happy and excited to go ahead with the purchase and we built the house together with a friend,” say the owners.

“We love being part of the friendly little community here. We have an app for locals which is a great way of connecting with each other and helping where necessary. We have some lovely woodland walks and we’re just 5 minutes away from the Taff Trail where we can walk for miles towards Cardiff or Brecon Beacon National Park. We’re just 40 minutes away from the South Wales coast where we go every weekend for a coffee and walk along the coastal path and we’re close to Abergavenny, which is a nice place to visit, as is nearby Caerphilly Castle. We’re spoilt for choice with a vast range of restaurants in the local area and we have a couple of nice pubs within easy walking distance too. It’s the ideal location!”

“The wraparound garden is wonderful for relaxing and get-togethers with friends and family. We have lots of seating areas where we can chase the sun and the pagoda is the place to be when we’re looking for a pleasant bit of shade. There’s always a peaceful spot to be found where I can relax with a good book and the only thing we hear is the sound of birds twittering away. The large flat lawn is perfect for our grandchildren to play safely and it’s a very family-friendly garden where we’ve enjoyed many BBQs together.”

“Our 3-in-1 family room is a great space for day-to-day life and entertaining. It’s at its best when we’re all cooking together and chatting around the island. There are plenty of bedrooms for overnight guests and we can easily accommodate up to 8 cars on the driveway which is very useful. Our grandchildren love their play room, whilst the pool room is a popular feature with the adults, and then when everyone heads home, we head into the cosy lounge where we relax in front of the log burner and enjoy the peace and quiet.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.



















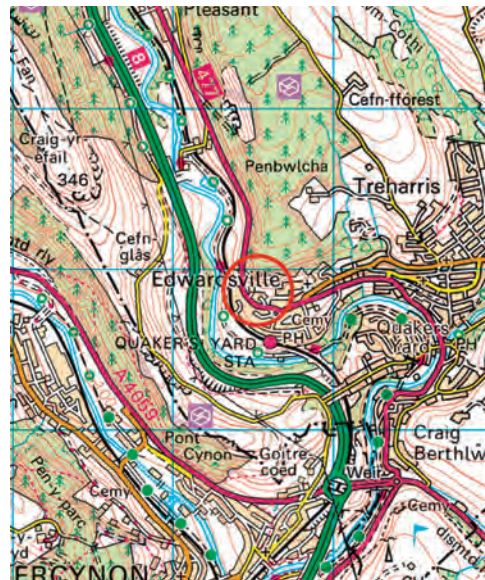




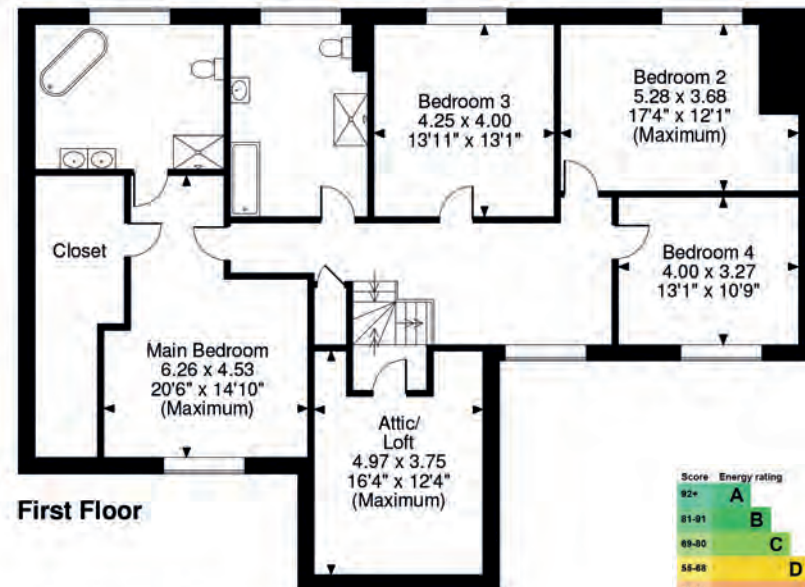
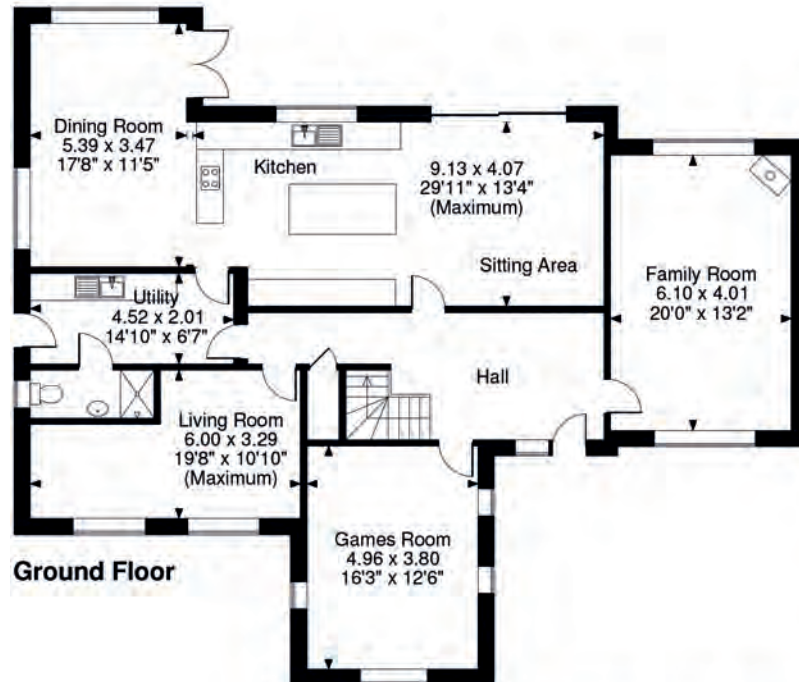
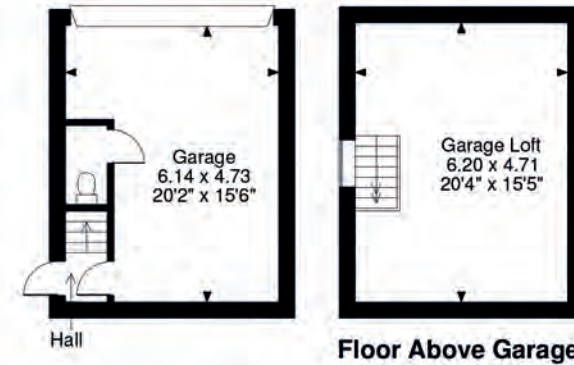
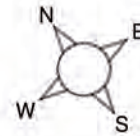






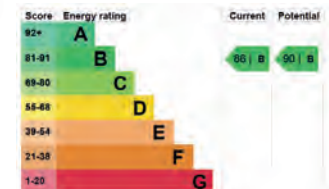


Ty Saer Cardiff Road, Edwardsville, Treharris, Mid Glamorgan
Approximate Gross Internal Area
Main House = 3269 Sq Ft/304 Sq M
Garage Building = 627 Sq Ft/58 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.
 © ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8520217/MPE



Council Tax Band: F
 Tenure: Freehold



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

We value the little things that make a home

THE FINE & COUNTRY
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit fineandcountry.com/uk/foundation

Fine & Country
Sophia House, 28 Cathedral Road, Cardiff CF11 9LJ
Tel: +44 (0)2921 690690 | cardiff@fineandcountry.com

