



Brath-Y-Cawr
Cardiff Road | Edwardsville | Treharris | CF46 5PU

FINE & COUNTRY

Brath-Y-Cawr

This individually designed family home was built to an exacting standard for the current owners, with its generous accommodation including a fabulous, open-plan kitchen/dining/sitting room, three flexible reception rooms and four generous double bedrooms, two of them with ensuite facilities.

Constructed of mellow reclaimed brick and surrounded by carefully laid-out, beautifully maintained gardens, it creates a wow first impression, which is only enhanced by its excellent location. It enjoys stunning views over the surrounding countryside, with the rear gardens looking towards the dramatic Giant's Bite, after which it is named, in Welsh. Situated in the sought-after neighbourhood of Edwardsville, Treharris, it also has good access to local schools and amenities and excellent transport links to Cardiff (17 miles) and to the M4 corridor, for work or leisure. It is well-placed for those who enjoy the great outdoors, only 28 miles from the breathtaking Brecon Beacons.

Totalling just under 5000 sq ft, including garages and outbuildings, this unique property offers a wonderful family lifestyle. It is presented in excellent condition and has a well-planned and versatile layout, light-filled living spaces, an indoor/outdoor design which makes the most of the lovely surroundings and even a home gym. It has plenty of driveway parking, a double garage and double cart-shed style carport. Built in 2017, it also still benefits from the remainder of a 10-year guarantee.



STEP INSIDE

Brath-Y-Cawr

The front door, set under a wide canopy, opens to a welcoming entrance hallway, with practical engineered oak flooring and an attractive oak staircase leading up to the first floor. To one side of the hallway is an elegant, living room, with classic coving and a central ceiling rose. The room is filled with light from windows to the front, side and rear of the property. For cosy evenings, there is a wood burning stove set in an attractive, brick-built fireplace, with an oak mantel.

A fabulous feature of this well-planned family home is the extremely spacious open-plan family living area, which is divided into distinct zones, with a space for sitting and relaxing, a stylish, contemporary kitchen and a stunning, vaulted dining/sitting area, designed to make the most of the wonderful situation, with French doors to the side elevation and an apex window framing the views over the garden and valley beyond towards the Giant's Bite.

Bifold doors open from the dining area to a large paved terrace which wraps around the back and side of the house, a perfect place for entertaining and dining al fresco, whilst enjoying the landscaped gardens and rural outlook.

The luxurious, well-equipped, Shaker-style kitchen includes granite worktops, a central island and a breakfast bar. There is a Range-style dual fuel cooker with a decorative tiled splashback.

A door from the kitchen area leads though to a useful utility/laundry room which is fitted with units to match the kitchen. Beyond the utility room is a handy boot room with a secondary door to the front of the house. There is a downstairs cloakroom off the utility room and another off the entrance hallway.





Overlooking the front of the house are two further, flexible reception rooms, one currently used as a study and the other as a second sitting room/TV room.

Upstairs, off a spacious landing, there are four generous double bedrooms. The charming main bedroom features exposed wooden ceiling beams and is flooded with natural light from a large window overlooking the front of the property.

The bedroom benefits from closet storage and a spacious, luxury ensuite, fitted with a contemporary free-standing bath and with a separate walk-in shower.

Of the remaining bedrooms, two share a beautifully presented family bathroom, with a roll top bath and walk-in shower cubicle and the third has its own ensuite shower room.

The property benefits from double glazing and underfloor heating throughout the ground floor.











STEP OUTSIDE

Brath-Y-Cawr

Brath Y Cawr sits in beautifully landscaped, easily-maintained, enclosed gardens, with level lawns and a large wrap-around terrace at the side and rear. There are plenty of dedicated areas to sit and enjoy the impressive views and the sunsets over Giant's Bite.

The house is part of an exclusive development of three houses, accessed off a quiet road. Its large front driveway provides parking space for multiple cars and it benefits from a double garage. An open fronted cart-barn style carport provides space for two further cars and alongside this is a woodstore. Above the garage is a room currently used as a gym, but with potential as a study. There is a useful kitchenette and a WC to one side of the garage below.



DIRECTIONS

What3words: [///daredevil.stone.laminate](https://www.what3words.com/#!/daredevil.stone.laminate)







SELLER INSIGHT

"Brath y Cawr is a charming brick built dormer bungalow and has been the much loved home of the present owners for seven and a half years. They explain they were looking for land to build a new home and were delighted when they found a generous plot that enjoyed fantastic panoramic views across the countryside. They had the house professionally built to the highest standard and not wanting it to stand out as a new build, used reclaimed bricks from the woollen mills. The result is a warm red brick house with a great kerbside appeal, where the generous windows create a welcoming ambience.

The owners wanted the house designed to allow a sense of connection to the landscape, with superb views of the green valley, mountains and the endless expanse of the sky, from every rear window. Brath y Cawr has achieved this aim, and the result is a home that maximises natural light which floods into every area creating a positive ambience throughout the home.

They use and enjoy the whole house, where the well equipped kitchen is the busy sociable hub of the home. It is zoned into areas for cooking, eating and a relaxation section where you can settle by the log burning stove. A sunroom sits off this area and is where you are tempted to sit all day to watch the clouds and their shadows move across the landscape, and the birds swooping across the skies. It is a very restful place to be.

There is an easy flow of rooms from the elegant lounge with its inglenook and log burner, to the book lined snug where you can sit and have quiet down time. The boot room is ideal for muddy boots and muddy dogs, whilst the underfloor heating provides a welcome warmth after a cold winter walk.

The large garden is a pleasing mix of lawn and colourful planting. The large patio is perfect for al fresco dining, with the vast natural canvas as a breathtaking backdrop. You can always find a sunny spot where you can sit and savour the beauty that surrounds you. It is a delightful garden which the owners enjoy and appreciate.

Brath y Cawr has an excellent location. It is within walking distance to local shops and the station with trains to Cardiff every fifteen minutes. Edwardsville has a good selection of shops, restaurants and pubs; and there are plenty of outdoor activities to enjoy from walking and cycling to the local golf club, and the Beacons are close by. Cardiff, Merthyr Tydfil and Pontypridd are all under a thirty minute drive away and there is easy access to the A470 for a trip to Cardiff or Swansea.

The owners have loved the house and its breathtaking views but the time has come to downsize. They take away many very happy memories."



Brath-y-Cawr Cardiff Road, Edwardsville, Treharris

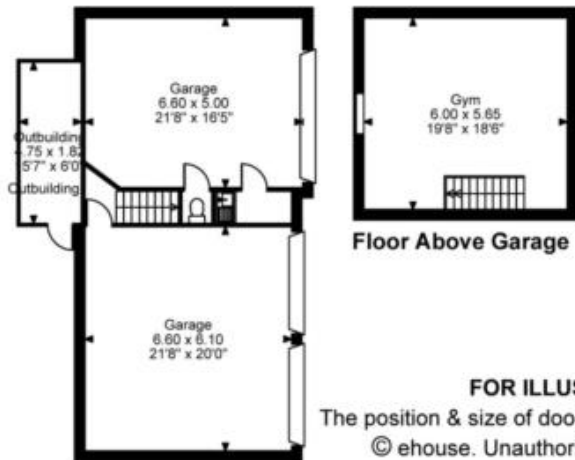
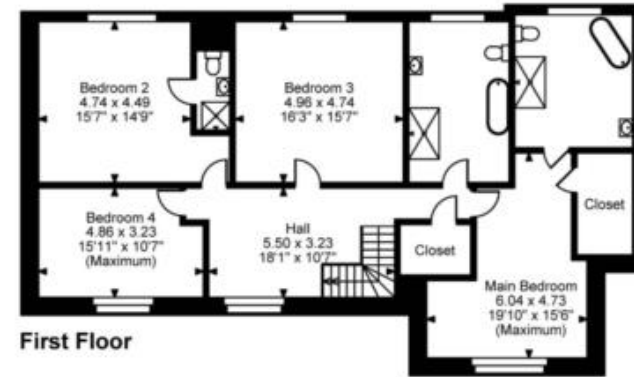
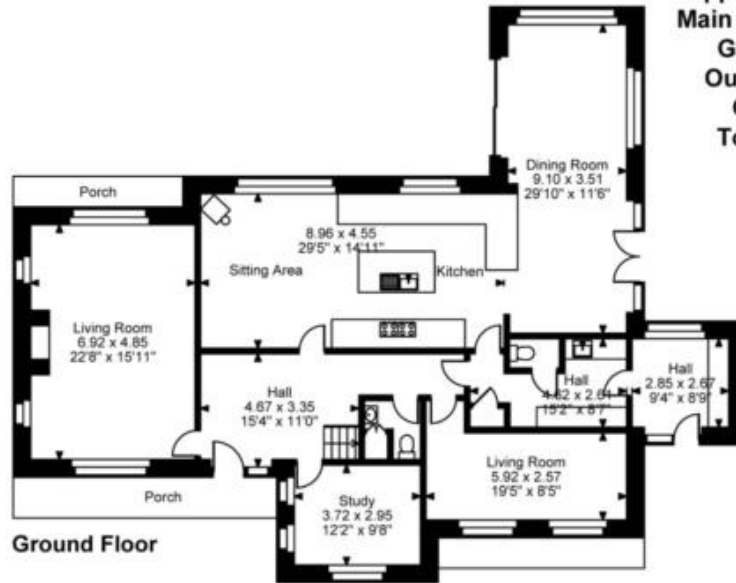
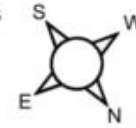
Approximate Gross Internal Area
Main House = 3562 Sq Ft/331 Sq M

Garage = 883 Sq Ft/82 Sq M

Outbuilding = 93 Sq Ft/9 Sq M

Gym = 365 Sq Ft/34 Sq M

Total = 4903 Sq Ft/456 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

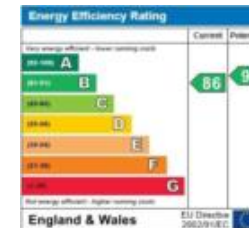
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Postcode: CF46 5PU | Tenure: Freehold | Tax Band: G | Authority: Merthyr Tydfil | Heating: Gas | Drainage: TBC

Scan the QR code for more information about this property:

Important notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs, floorplans and land plans are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2024 Fine & Country Ltd.



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