



## Ceulan Farm Hensol Road

Hensol, Pontyclun, CF72 8JU

£1,395 Per Calendar Month

HARRIS & BIRT



Welcome to this charming farmhouse located on Hensol Road in the picturesque village of Hensol, Pontyclun - in between Miskin and Hensol. This property boasts 4 spacious bedrooms, perfect for a growing family or those in need of extra space. With 4 reception rooms, there is ample room for entertaining guests or simply relaxing with loved ones.

The farmhouse exudes character and warmth, offering a cosy atmosphere that is quintessentially British. The property features 1 bathroom, plus a ground floor w.c, ideal for daily routines and ensuring convenience for all residents.

Situated in a serene location, this farmhouse provides a peaceful retreat from the hustle and bustle of city life. The surrounding area is rich in natural beauty, offering stunning views and a tranquil environment.

Don't miss the opportunity to make this farmhouse your own and enjoy the idyllic lifestyle it has to offer. Embrace the charm of rural living while still being within easy reach of local amenities and attractions. This property is a true gem waiting to be discovered.

Rent £1395 includes water rates and the services of a gardener. Deposit £1495. Council Tax Band G. EPC rating E. The property is offered on a part furnished basis.

- Detached Farmhouse
- Four/Five Bedrooms
- Double Glazed
- EPC Rating E
- Rural Setting
- Four/Five Receptions
- Available Immediately

## Ground Floor

### Entrance Hallway

Accessed via a wooden stable door into a good sized entrance hall with fitted coats cupboard housing radiator, plus a handy seating area. Cushion flooring. Pendant ceiling light fitting. UPVC double glazed window to front aspect.

### Ground Floor Cloaks/WC

Accessed from the entrance hallway. Low level flush wc in white with chrome fittings. Wash hand basin housed in vanity unit with chrome mixer tap. Wall mounted chrome towel ring. Ceramic tiling to splashback. Cushion flooring. UPVC double glazed window to front. Inset ceiling spotlights x 2.

### Utility Room

Also accessed via the entrance hallway. Matching wall and base units. Single stainless steel sink and drainer with mixer tap. Cushion flooring. UPVC double glazed window to side. Pendant ceiling light fitting. Washing machine, dishwasher and upright freezer all to remain.

### Kitchen 15'10x10'4 (4.83mx3.15m)

Good size kitchen which is fully fitted with a range of modern wall and matching base units with copper colour handles and light grey worksurfaces. Grey monobloc sink and drainer with copper effect mixer tap. Cushion flooring and radiator. Ceiling spotlights - 2 x banks of three lights. Wall mounted controls for heating and hot water. De Longhi electric 5 ring range cooker with double oven. Large UPVC double glazed window overlooking the rear garden. Ample space for small dining table and chairs if required.

### Pantry

Handy area with shelving and storage and two undercounter fridges to remain

### Rear Porch

With UPVC double glazed back door leading to rear garden, Panelled walls and cushion flooring. Two double glazed panels overlooking the rear garden. There is a small rear hallway which is accessed from the rear porch. Carpeted area with stairs to first floor and access to -

### Reception Room One 10'11 x 11 (3.33m x 3.35m)

Good size reception room with radiator, carpet and UPVC double glazed window to rear aspect. Stone feature fireplace. Opaque glazed double doors leading to Reception Room Four off the entrance hallway. Ceiling light fitting with three bulbs and glass shades. Small step up to -

### Reception Room Two 11 11 x 16 (3.35m 3.35m x 4.88m)

Really light and sunny reception room with newly fitted grey carpet and panelled walls in a duck egg blue shade. Radiator. Pendant ceiling light. fitting UPVC double glazed window to rear. Three steps off this room leading to -

### Reception Room Three 11 0 to chimney breast x 10 0 (3.35m 0.00m to chimney breast x 3.05m 0.00m)

Another light and sunny room with wooden flooring and a slate hearth. UPVC full length door leading to the rear garden. Radiator

### Reception Room Four 9 x 13'9 (2.74m x 4.19m)

This room can be accessed via the entrance hallway or via Reception Room One through glass double doors. Cushion flooring, radiator, UPVC double glazed window to front aspect, pendant ceiling light fitting

### Reception Room Five 8'10 x 9 (2.69m x 2.74m)

A handy room which can easily be used as a study or possible has the potential to be a 5th bedroom. Cushion flooring, radiator, UPVC double glazed window to front aspect, Inset ceiling spotlights x 2.

## First Floor

### Landing

Landing area with 2 x radiators, 3 x pendant ceiling light fittings, 3 x UPVC double glazed windows overlooking the front garden, all with curtains , carpet, fitted storage cupboards with hanging rails and ample storage

### Bedroom Four 7'6 x 8'6 (2.29m x 2.59m)

Bedroom with single bed, wardrobe and chest of drawers. Radiator, carpet, pendant ceiling light fitting, UPVC double glazed window to side. Curtain pole with curtains.

### Bedroom Three 12 x 8'5 (3.66m x 2.57m)

Bedroom with radiator, carpet, pendant ceiling light fitting, UPVC double glazed window to rear. Curtain pole with curtains and roller blind.

### Bedroom Two 9'7 x 11'10 plus alcove (2.92m x 3.61m plus alcove)

Bedroom with wardrobe , radiator, carpet, pendant ceiling light fitting, UPVC double glazed windows x 2 to rear with roller blinds.

### Bedroom One 11'9 x 9'7 (3.58m x 2.92m)

Bedroom with radiator, carpet, pendant ceiling light fitting, UPVC double glazed window to rear. Curtain pole with curtains

### Bathroom/WC

Modern suite in white comprising panelled bath with MIRA Decor electric shower and curtain over bath, low level flush wc and pedestal wash hand basin with waterfall mixer tap and handy glas shelf above sink - all with chrome fittings. Fully tiled to two walls. UPVC double glazed opaque window to front aspect. Cushion flooring. Inset ceiling spotlights x 2. Airing cupboard with shelving and water tank.j

### Exterior

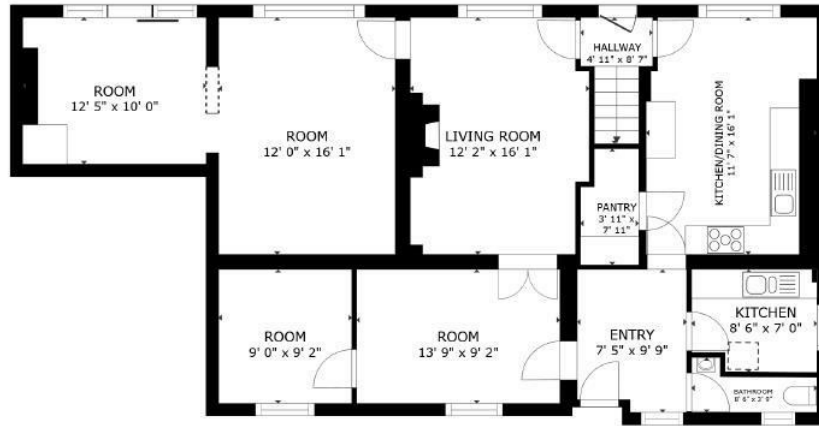
The property has lawned gardens to front and rear - with mature shrubs and trees. Boundary fencing to the rear garden with views to open countryside, paved patio area with ample space for table and chairs, stone planters, garden ornaments etc Two outbuildings for storage plus ample parking area.



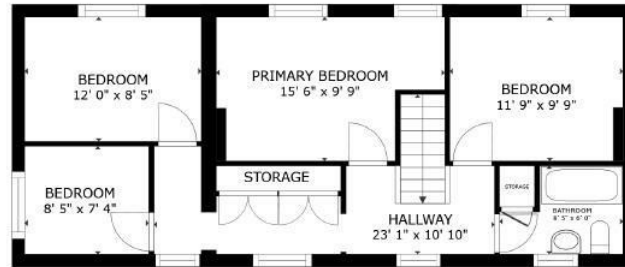








GROUND FLOOR



FLOOR 1

GROSS INTERNAL AREA  
GROUND FLOOR 1,202 sq.ft. FLOOR 1 653 sq.ft.  
TOTAL : 1,856 sq.ft.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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