



**Gellionen Gellionen, Llantwit Fardre Pontypridd CF38 2HL**

**welcome to**

## **Gellionen Gellionen, Llantwit Fardre Pontypridd**

We're excited to offer for sale this wonderful opportunity to acquire one of the area's most unique homes, with an outstanding plot and an abundance of original style character. An Exceptional Detached Residence, Steeped In History And Ready For Its Next Lucky Owner!

### **Entrance Hall**

Via door to side aspect, tiled flooring, access to reception room two and cloakroom

### **Cloakroom - W/C**

Comprising low level w/c, wash basin, obscure double glazed window

### **Reception Room Two**

12' 10" widest x 9' 6" widest ( 3.91m widest x 2.90m widest )

Via entrance hall, double glazed doors to side aspect, tiled flooring, woodburning stove, radiator, access to kitchen and reception room one

### **Reception Room One**

18' 11" widest x 12' widest ( 5.77m widest x 3.66m widest )

Two double glazed windows to front aspect, tiled flooring, gas woodburner effect fire, radiator, stairs to first floor

### **Kitchen**

13' 4" widest x 7' 8" widest ( 4.06m widest x 2.34m widest )

Range of wall and base units, work surfaces, oven and gas hob with cooker hood over, dishwasher, fridge, freezer

### **First Floor Landing**

Stairs from ground floor, access to bedrooms

### **Bedroom One**

15' 1" widest x 12' 2" widest ( 4.60m widest x 3.71m widest )

Two double glazed windows to front aspect, two wardrobes. access to en-suite

### **En-Suite**

Three piece suite comprising; Shower, wash basin,

low level w/c. Extractor fan and radiator

### **Bedroom Two**

12' widest x 11' 7" widest ( 3.66m widest x 3.53m widest )

Access to dressing room and conservatory

### **Dressing Room**

Double glazed window to side, radiator, access to bathroom

### **Bathroom**

Four piece suite comprising; Jacuzzi style bath, shower, wash basin, low level w/c. Obscure double glazed window to side aspect, heated towel rail, loft access

### **First Floor Conservatory**

16' 6" widest x 7' 3" widest ( 5.03m widest x 2.21m widest )

Double glazed windows, radiator

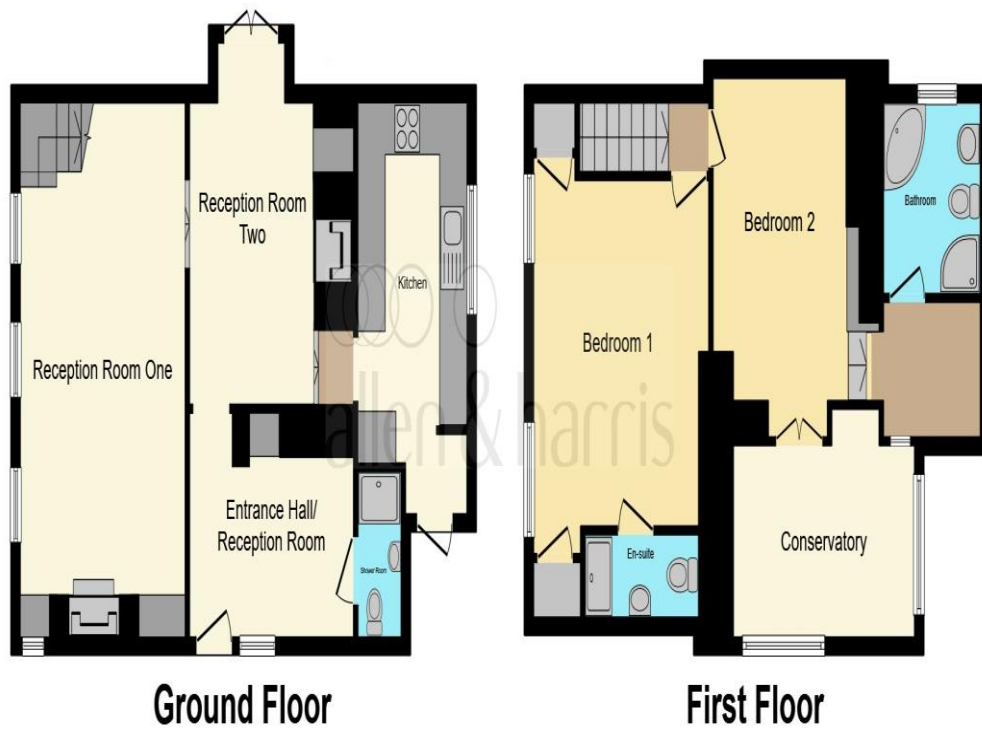
### **Gardens**

Mature wrap-around gardens, full of mature trees and shrubbery, flower beds, paved seating area

### **Driveway**

With mains power points and water access, space for multiple vehicles





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



**welcome to**  
**Gellionen Gellionen,**  
**Llantwit Fardre Pontypridd**

- Detached House With A Wealth Of Period Style Character
- Two Spacious Reception Rooms With Original Style Stone Walls
- Separate Kitchen With Some Fitted Appliances
- First Floor Bathroom, En-Suite Shower Room, Additional Ground Floor W/C
- Two Spacious Double Bedrooms (Previously Three)

Tenure: Freehold EPC Rating: D  
Council Tax Band: E

offers in excess of  
**£270,000**



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Property Ref:  
TBG110157 - 0006

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