



Pine Court, Talbot Green Pontyclun CF72 8LA

welcome to

Pine Court, Talbot Green Pontyclun

This exceptional four-bedroom detached family home, nestled in a sought-after location, offers spacious, modern living with an enviable lifestyle.

Entrance Porch

Via double glazed doors, leading to entrance hall

Entrance Hall

With recently constructed bespoke staircase, fitted storage, doors to all rooms

Front Reception Room

12' 11" widest x 11' 1" widest (3.94m widest x 3.38m widest)

Double glazed doors to front aspect, radiator

Open Plan Kitchen/Diner

29' 8" widest x 17' 3" widest (9.04m widest x 5.26m widest)

Range of wall and base units, breakfast bar, work surfaces, oven and hob with cooker hood over, sink and drainer with mixer tap, double doors to front reception room and double glazed bi-folding doors to rear garden, double glazed window to rear aspect, two radiators

Ground Floor Shower Room

Three piece suite comprising; Shower, vanity wash basin, low level w/c

First Floor Landing

Stairs from ground floor, loft access (with pull-down ladder, insulated, part boarded), cupboard housing gas boiler, doors to all rooms

Bedroom One

12' 10" widest x 11' 1" widest (3.91m widest x 3.38m widest)

Double glazed window to rear aspect, radiator, built in cupboard

Bedroom Two

9' 11" widest x 9' 9" widest (3.02m widest x 2.97m widest)

Double glazed window to rear aspect, radiator

Bedroom Three

11' 1" widest x 10' 1" widest (3.38m widest x 3.07m widest)

Double glazed window to front aspect, radiator, built in storage cupboard

Bedroom Four

9' 11" widest x 6' 11" widest (3.02m widest x 2.11m widest)

Double glazed window to front aspect, radiator

Bathroom

Four piece suite comprising; Bath, shower, vanity wash basin, low level w/c. Obscure double glazed window to side aspect

Driveway

Paved driveway with space for multiple vehicles, EV charging point

Garage

Up and over door, mains power and lighting

Terrace

Accessed via sliding doors in the kitchen/diner, pleasant views to rear, external gas burner, ample storage under the terrace

Rear Gardens First Level

Laid mainly to artificial lawn, flower beds, external power point, leading to second level

Rear Gardens Second Level

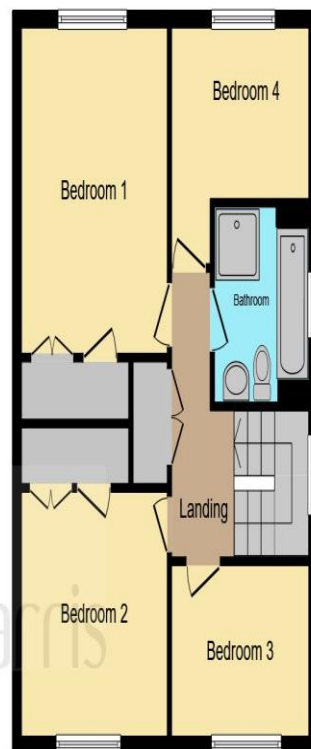
A wide range of mature trees and shrubbery over an impressive amount of land, decked seating area, access to outbuilding

Garden Office/Gym

Hot air system, mains power and lighting, internet



Ground Floor



First Floor

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



welcome to
Pine Court,
Talbot Green Pontyclun

- Executive Detached House In A Coveted Location - No Onward Chain - A Quick And Convenient Move
- Reception Room With Access To The Front Garden
- Breath-Taking Open Plan Kitchen/Diner, Including Bi-Folding Doors To Rear Gardens And Terrace
- First Floor Bathroom And Ground Floor Shower Room
- Four Well-Proportioned Bedrooms

Tenure: Freehold EPC Rating: D

£500,000



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Property Ref:
TBG110164 - 0007

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