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33 Swyn Y Nant
Tonyrefail, Porth, Mid
Glamorgan, CF39 8FE

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Offers Over £499,999

A greatly extended five bedroom detached family home with impressive leisure room, situated at the head of a cul-de-sac, on the periphery of this highly regarded development, enjoying far-reaching Southerly views.

Spacious, five bedroom detached family home.

Impressive, single-storey leisure room extension.

Situated on periphery of development, enjoying Southerly facing country views.

Offered to the market for the first time since construction, over twenty years ago.

2 reception rooms plus kitchen/breakfast room.

Utility room and ground floor cloakroom.

Leisure room with a shower and toilet facilities.

5 bedrooms, the four doubles, all have built-in wardrobe units and ensuite facilities.

Off-road parking and integral double garage.

South facing enclosed rear garden.





This spacious detached five bedroom family home is offered to the market for the first time since its construction over 20 years ago. It is situated at the head of a cul-de-sac on the periphery of this sought-after and conveniently located development. It enjoys far-reaching southerly facing, countryside views. The property has been extended to create an impressive leisure room which holds potential of conversion into a self-contained annex subject to relevant permission.

The accommodation briefly comprises of an ENTRANCE HALL (8'3" x 10' widening to 13') with stairs leading to a first floor gallery landing. The LOUNGE (16'7" x 14'6") with French doors and window gives access and views into the rear garden has exposed bamboo wood flooring plus a natural stone feature wall with nearby gas point. The KITCHEN/BREAKFAST ROOM (8'2" widening to 11'5" x 19'3") also with French doors and window to rear offers a range of base, island and wall mounted units with dark roll top worksurfaces and splashback tiling over. Integrated double oven with five burner gas hob and cooker hood above, dishwasher plus space and plumbing for an American style fridge/ freezer. Doors from the entrance hall and kitchen/breakfast room, lead into the DINING ROOM

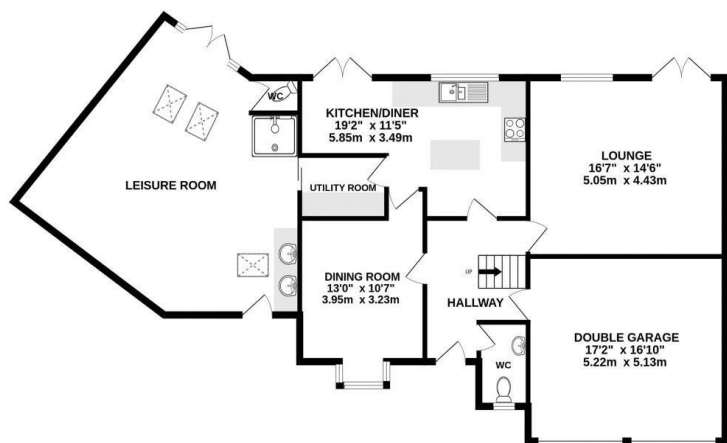
(10'7" x 13'2" max into bay window) which has a box bay window to front. The UTILITY ROOM (7'3" x 5'1") with a continuation of the same units, worksurface and splashback tiling as the kitchen, has space and plumbing for white goods. A frosted, glazed, pocket door leads into the impressive, light and airy LEISURE ROOM extension (11'5" widening to 19'3" x 24'). This substantial room with high ceiling has glazed French doors leading to the rear garden with large Velux skylights above and a part glazed pedestrian door to front. Natural stone tiled flooring throughout, with full tiling to the wet room area which has mains powered shower with body jets and 'His & Hers' sink units. A built-in bar area with glazed block walling with marble worksurfaces over. A five person home sauna to be negotiated. A CLOAKROOM houses a low-level WC plus a wall mounted central heating boiler solely for the leisure room.

The leisure room has potential of conversion into a self-contained annex, subject a relevant planning permission. Off the entrance hall is a ground floor cloakroom with a white two piece suite and wall tiling to dado height.

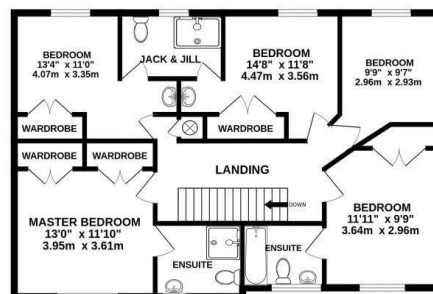
The first floor gallery landing with loft inspection point, plus airing cupboard, housing hot water tank, gives access to the bedroom accommodation. The property offers five generous sized bedrooms. BEDROOM 1 (11'10" x 10'9") benefits from two pairs of built-in double wardrobe cupboards plus an EN-SUITE SHOWER ROOM (6'5" x 5'11") with full tiling to walls and an electric shower within the shower cubicle. BEDROOM 2 (9'9" x 11'11") is also located at the front of the property and benefits from a built-in double wardrobe cupboard, plus an EN-SUITE BATHROOM (7'6" x 5'2") with a coloured three-piece suite. BEDROOM 3 (9'6" x 10'7") and BEDROOM 4 (9'4" x 9') are also comfortable double bedrooms, both with built-in double wardrobe cupboards, laminate wood flooring and both benefiting from sink units. The bedrooms are linked by a 'Jack and Jill' EN-SUITE SHOWER ROOM which has full tiling to floor and walls, a fixed glazed shower screen with an electric shower over a double shower tray. Bedrooms 3, 4 and BEDROOM 5 (7'9" x 9'8") which is currently used as a home office, all enjoy far-reaching countryside views. Internal double GARAGE has two single up and over doors from the driveway and benefits from power and lighting. An internal door accesses the hallway.

Outside to the front is parking for 3/4 vehicles. To the rear is an enclosed south facing garden which offers lawned and paved entertainment areas. A lawn area is bordered by shrub and plant borders. The side of the property is an enclosed area offering storage space.

GROUND FLOOR
1346 sq.ft. (125.1 sq.m.) approx.



1ST FLOOR
813 sq.ft. (75.5 sq.m.) approx.



TOTAL FLOOR AREA : 2159 sq.ft. (200.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

From Junction, 34 of the M4, travel north signposted Llantrisant. Proceed on this road, travelling over four roundabouts. At the fifth roundabout turn left. Take the next left and proceed up the hill. Turn right onto Nant-Y-Coed, continue into Swyn Y Nant, turn right and then left at number 33 will be found at the head of the cul-de-sac on the right hand side.

Tenure

Freehold

Services

Mains gas, electric, water and drainage
 Council Tax Band
 EPC Rating

Viewing strictly by appointment through Herbert R Thomas

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hrt Est. 1926 **RICS**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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