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7 Ynysbryn Close
Talbot Green, Pontyclun,
CF72 8AX

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7 Ynysbryn Close

Guide Price £500,000

Substantial four double bedroomed family house with additional studio accommodation, occupying an elevated position with spectacular far ranging views.

Self built detached family home with outstanding views

Entrance hall, large living room, separate sitting room, kitchen/breakfast room, ground floor bedroom and cloakroom, utility room and boiler room

3 first floor double bedrooms and shower room

Large separate studio with kitchenette and cloakroom

Parking and double garage

Sun Room

Tiered tree lined gardens and large greenhouse

Several seated patio/quiet areas

Spectacular position with fine views and rear access to footpath and country walks

Local amenities and schools on the doorstep





Substantial four double bedroomed double plot family house with additional studio accommodation, occupying an elevated position with spectacular far ranging views.

Covered entrance porch with glazed entry door and side panel to HALLWAY, (15' x 18' max) L shaped with open tread staircase to first floor, large storage cupboard, LIVING ROOM, (20'8" x 13'10") original parquet block floor, fireplace with stone surround and modern UPVC double glazed window (all windows fitted in 2019) with elevated panoramic views. SITTING ROOM, (16'4" x 13'3") stone fireplace surround with gas fire (non functioning). KITCHEN/BREAKFAST ROOM, (17'1" x 11'6") timber fronted base and wall cupboards with roll top work surface and stainless steel sink and drainer, integrated double oven, gas hob and extractor, fridge and freezer, ceramic tiled floor, double glazed windows and side entrance door. Walk in PANTRY.

Ground floor BEDROOM 4, (14'6" x 10') double glazed window to front elevation. LOBBY, off hallway with doors to

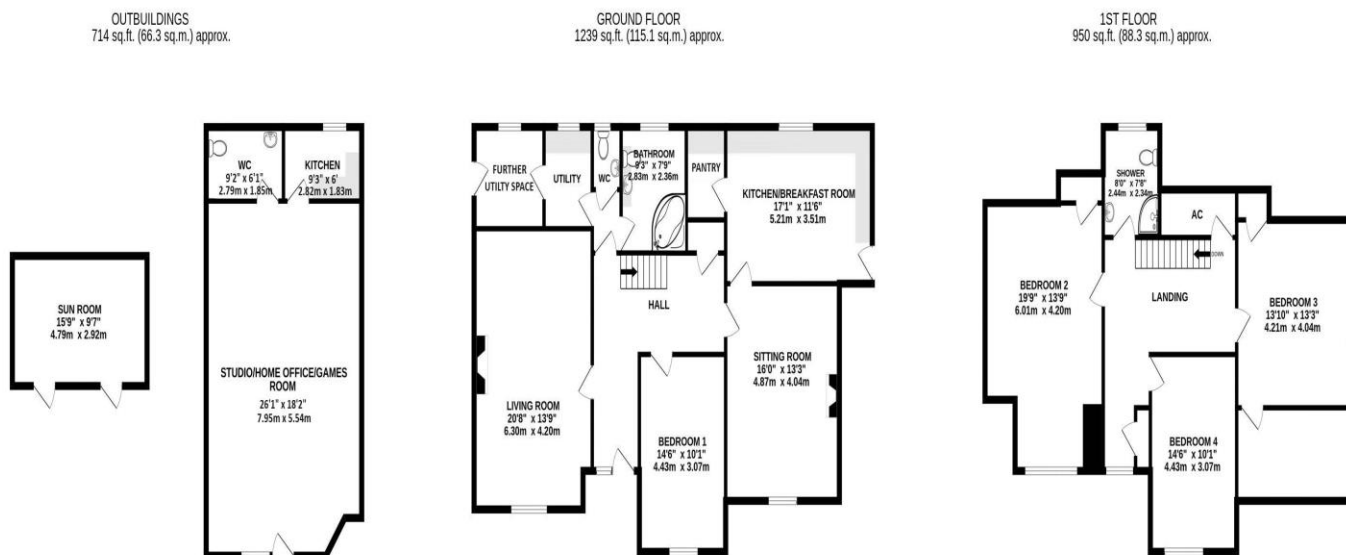
BATHROOM, (9'3" x 7'9") white suite including corner bath with jacuzzi jets, shower and shower screen over, low level WC and bidet, wash hand basin with vanity cupboard, fitted wall mirror, fully tiled to floor and walls. CLOAKROOM, fully tiled with white low level WC and wash hand basin. UTILITY ROOM, (5'3" x 7') white high gloss fitted cupboards, roll top work surface and stainless steel sink, space and plumbing for washing machine. Door to further UTILITY ROOM, (8' x 7'2") two wall mounted central heating boilers (house and studio), fitted shelving and door to side garden.

First floor LANDING, (17'7" x 17'2" max) L shaped, loft hatch and double glazed window to front elevation, storage cupboard, walk-in airing cupboard/drying room. BEDROOM 1, (13'8" x 19'2" max) again with splendid views, built-in wardrobe. DOUBLE BEDROOM 2, (14'8" x 10') . BEDROOM 3, (13' x 12'4"), a large double with window to side elevation, built in wardrobe and door to eaves store room. SHOWER

ROOM, (7'8" x 8') coloured suite including large quadrant shaped shower cubicle, pedestal wash hand basin, low level WC and bidet, fully tiled to floor and walls, fitted wall mirror, aspect to rear garden.

Pillared entrance to brick paviour driveway providing parking, double electric up and over door and pedestrian door to GARAGE, (19'9" x 19'6") power and light, window to side. Steps lead up to the front of the house, alternatively a lift directly from the garage leads to the SUN ROOM, (15'9" x 9'7") and on to the house. (Please note there is water ingress from the patio above which will need to be addressed by a future owner). Substantial STUDIO/HOME OFFICE/GAMES ROOM, (26'1" x 18'2") double glazed entry door and windows to front, KITCHENETTE, (9'3" x 6') fitted cupboards, roll top work surface and sink and drainer, ceramic tiled floor. CLOAKROOM, (9'2" x 6'1") white wash hand basin with vanity cupboards, separate low level WC and coat hanging space, tiled floor.

To the side of the house (and above the studio) is a side lawn and circular ornamental pond. A sandstone path extends around the back of the house with steps up to two wide tiers, the first containing a large greenhouse and flower/ shrub bed, mature fig trees and garden store, the second with wide cultivated area, grape vines, artichokes and fruit trees. A narrower third level with fruit trees and conifer screening. Immediately to the rear of the property is a public footpath which gives direct access to countryside walks



TOTAL FLOOR AREA : 2903 sq.ft. (269.7 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 on the A4119 towards Talbot Green, through two sets of traffic lights and straight on (second exit) at the first roundabout. On reaching a second set of traffic lights, turn right towards Llantrisant. Travel a very short distance, turning left onto Talbot Close and bear right into Ynysbryn Close. No. 7 lies on the turning head of the cul-de-sac on your left hand side.

Tenure

Freehold

Services

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

Viewing strictly by
appointment through
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.

