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Dunedin

Croescade Lane

Llantwit Fardre

Pontypridd

CF38 2PN

Dunedin

Asking price **£390,000**

A detached, three double bedroom bungalow sat in a gated and generous garden plot in a semi-rural location with far ranging elevated views over local countryside.

Well-proportioned and versatile accommodation throughout.

Hall, two double bedrooms to ground floor, large open-plan living/dining room, rear hall, bathroom, kitchen/breakfast room and a third double bedroom to first floor.

Gated entrance opens to a sizeable driveway that can accommodate multiple vehicles.

Hedgeline front lawn continues to the side and rear.

Multiple outbuildings including a garage, two lean-to stores and a solid built outbuilding (former kennel).

Semi-rural position with scenic views.





Part-glazed front door opens to a central HALLWAY with fitted carpet and double storage cupboard. Running along the left side of the hallway are two generous double bedrooms.

BEDROOM ONE enjoys garden and far ranging countryside views to the front with fitted carpet and pendant ceiling light.

BEDROOM TWO is a bright room with a large window to the side elevation, fitted carpet and ceiling light.

The accommodation continues to the right of the hall with a highly sociable, dual aspect LIVING/

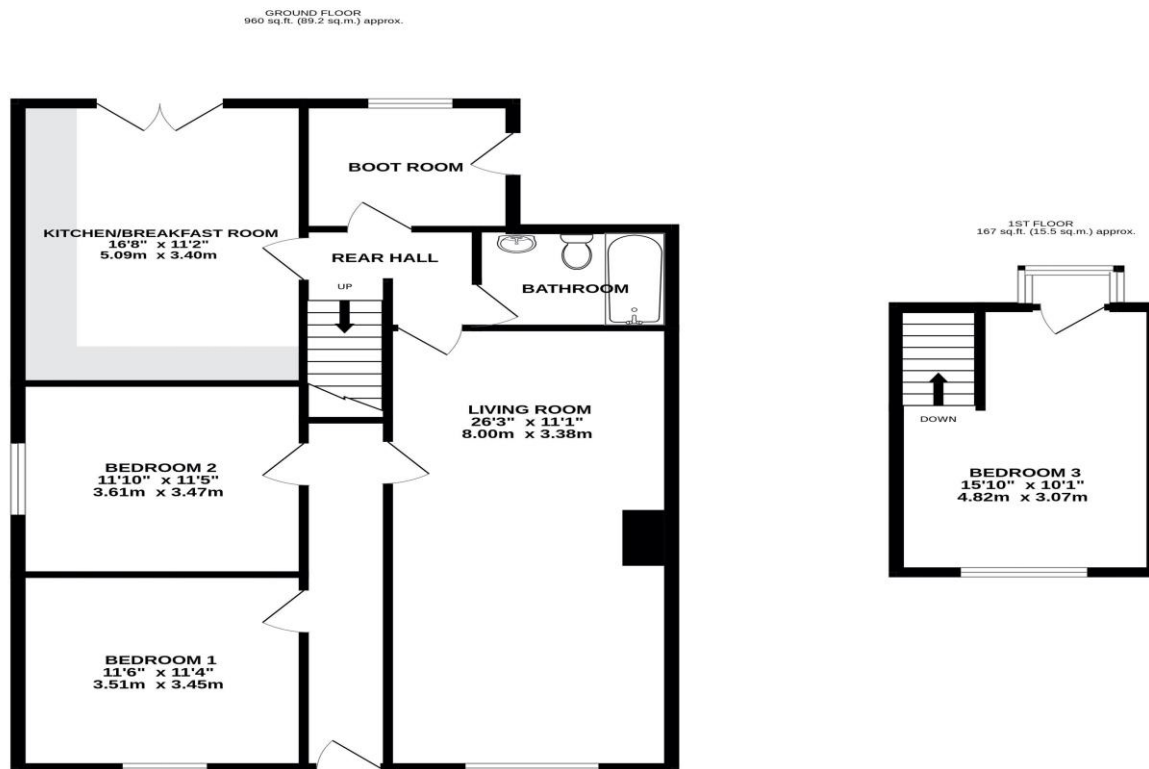
DINING ROOM with timber style flooring, pleasant views and a 'Clearview' burner providing a lovely focal point to the sitting area.

Beyond lies an INNER HALLWAY with stairs rising to the first floor and access to the following. A fitted KITCHEN/ BREAKFAST ROOM with tiled flooring offers an 'L' shaped run of wall and base mounted units in a Shaker style with laminate countertops, inset sink, oven, hob and grill. In addition, a Rayburn solid fuel stove adds additional cooking options along with the central heating. A pair of glazed French doors draw in natural light along with direct access to the rear garden. Opposite lies the

three-piece FAMILY BATHROOM comprising a panel bath with shower over, WC and pedestal sink. Frosted window to the rear elevation. A tiled rear HALL/ BOOT ROOM has been practically decorated with large window, radiator and door to the outside.

Upstairs, off a small LANDING lies the double BEDROOM THREE with fitted carpet, part pitched ceilings and a window to the front taking in stunning elevated rural views. Separate access off the hall leads to eaves storage.

Double gated entrance to the front extends to a sizeable driveway leading onwards to the garaging. Running alongside is an established hedge lined grass lawn. A side garden runs to a large rear garden that has been thoughtfully landscaped with planted beds and borders. A pathway runs to the far garden with access to a solid built outbuilding with level concrete floor windows to both sides and side door and electric. A former kennel, this space could lend itself to multiple uses.



TOTAL FLOOR AREA : 1127 sq.ft. (104.7 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 take the A411a dual carriageway towards Talbot Green. At the first roundabout take the third exit onto the A473, go straight over the next roundabout and then the first exit at the next roundabout onto Llantrisant Road. Upon reaching the traffic lights 'keep right' continuing along Llantrisant Road. Go straight over the next roundabout and at the traffic lights go straight over and take the next left immediately before 'The Crown Inn' public house onto Croescade Lane, proceed for approx ½ a mile where Dunedin will be on your left hand side as indicated by our 'For Sale' board.

Tenure

Freehold

Services

Mains water, drainage, gas and electricity
Council Tax Band D
EPC Rating F

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		57 D
39-54	E		
21-38	F	23 F	
1-20	G		

Viewing strictly by appointment through Herbert R Thomas

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