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4 Maes Yr Eglwys
Church Village, Pontypridd,
CF38 1EJ

4 Maes Yr Eglwys

Asking price **£349,950**

Situated in the village of Church Village Maes yr Eglwys, this tastefully presented family home offers a perfect blend of modern style with everyday practicality. There is easy access to local amenities including schools, cafés, and walking trails while

Three spacious bedrooms, including a master with ensuite

Family bathroom and downstairs WC

Traditionally styled kitchen with Bosch appliances and breakfast bar

South-east facing rear garden with patio, lawn, and raised deck with pergola

Double-glazed UPVC windows throughout, many with fitted shutters

Outdoor office space

Private driveway and single garage with side access to the rear garden

Conservatory with French doors opening to the garden





Enter via a composite front door with frosted glazing into the entrance HALLWAY. The entrance flows into the main LOUNGE featuring oak-effect laminate flooring, white radiators, and a painted panelled feature wall. Natural light pours in through the double-glazed UPVC windows, complete with shutters.

From the Lounge we lead into the KITCHEN and DINING area, the cupboards are traditionally styled with a cream-finish, drawers and doors and chrome and black handles, a ceramic sink with mixer tap, and a white brick-style tile splashback. Integrated Bosch appliances include an oven, four ring gas hob, and extractor fan. There's space for a dishwasher and fridge-freezer, plus a breakfast bar for casual dining.

The utility space has space for a washing machine and also has an Ideal Classic Boiler hidden away in a convenient cupboard. French doors with fitted blinds lead into the conservatory, which opens onto the rear garden.

Upstairs, the MASTER BEDROOM has a beige carpet, white walls, fitted shutters, and a wood-panel feature wall. The ENSUITE includes cushion flooring, tiled splashbacks, a low-level WC, sink with mixer tap, and a shower cubicle with frosted double glazed UPVC window. BEDROOM 2 features laminate flooring, pink-painted walls, and garden views, while BEDROOM 3 is a single with a wooden panel feature wall and rear garden view. The FAMILY BATHROOM is finished with cushion flooring,

white and brown tile splashbacks, a plastic panel bath with mixer tap, low-level WC, and frosted double glazed UPVC window. The upstairs LANDING offers loft access and a storage cupboard.

Outside, the rear garden is mostly lawn with a patio, raised decking, and a pergola-covered seating area. There is also an OUTDOOR OFFICE, featuring spotlights, white walls, and sliding doors to the garden.

To the front, a pathway leads to the front door, under a canopy overhang. The driveway accommodates multiple vehicles and leads to a SINGLE GARAGE with up-and-over door, electric power point and tap, side access to the rear garden.





Directions

Starting from Herbert R Thomas Estate Agents on High Street, Cowbridge, head east and turn left onto Church Street, continuing onto Aberthin Road (B4270). Follow this road out of Cowbridge for several miles before joining the A4222 going through the village of Pontyclun. Take the right at the set of lights after Leeks store. Continue along the A473 for several miles and take the left off the Church Village roundabout onto Station Road, at the set of lights follow straight across. Follow this road (St Illtyds Road) and turn into Maes Yr Eglwys, where No. 4 is located on the right-hand side within the residential area. What3Words: mistaken.shops.feasted

Tenure

Freehold

Services

MAINS WATER, GAS, ELECTRICITY AND DRAINAGE
Council Tax Band E
EPC Rating C

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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