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Garth House
Penycoedcae Road
Penycoedcae, Pontypridd,
CF37 1PU

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Garth House Penyrcoedcae Road

Asking price £229,995

A period, bay fronted semi detached rural home, in need of modernisation occupying a generous garden plot with rolling countryside views.

- In need of significant modernisation
- Great potential to renovate and extend, subject to relevant permissions obtained
- Sat in a large plot of 0.242 acres
- Located in an elevated semi-rural setting
- Far ranging scenic views
- Local amenities and links to the M4 corridor close by



Pitched tiled roof ENTRANCE PORCH opens directly into the carpeted ENTRANCE HALL with high ceilings and half turn stairs to the first floor. A large bay fronted SITTING ROOM is a bright room with fitted carpet and central ceiling light. Beyond this lies a second RECEPTION ROOM (formerly a dining room), with fitted fireplace, original cupboard to the left side, window taking in garden views to the rear with a door stepping down to the kitchen.

The KITCHEN has a fitted sink with low level units to the side. A solid fuel fire and stove, used to heat the water, lies opposite with built in storage to the left. Natural light is drawn in from the window to the side and a door opening to side porch leads out the garden.

Rounding off the ground floor accommodation is a predominantly tiled BATHROOM with a panelled bath, mains fed shower over with window to the side and separate area with pocket door WC and window to the rear.

The first floor landing has an airing cupboard and gives access to with 3 bedrooms, one to the front and two to the rear. BEDROOMS 2&3, both doubles and have elevated views over the garden and countryside, original fireplaces and surrounds with fitted carpets and central ceiling lights. BEDROOM 1, the largest of the bedrooms lies to the front of the property with two large windows framing the rural setting beyond with original exposed

wooden floorboards, fireplace and surround and pendant light to ceiling.

A natural stone walled frontage with pedestrian gate access opens to a grass lawn with sweeping patio leading to the side. Beyond which is a walled courtyard with access to store. The majority of the garden lies to the side and rear with predominantly laid lawn with hedge lined boundaries. Gated access front the front allows access to the side garden/paddock. Detached Garage.

Footnote - A residential development clawback provision is on the side garden/paddock.

AWAITING FLOORPLANS





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 and go straight on through the traffic lights. Proceed along this road and at the roundabout (with the clocktower) take the 3rd exit passing the school on your left. Proceed along the road merging into the country lane. Carry on for approximately 2/3rds mile and Garth will be the left hand side semi-detached house as indicated by our 'For Sale' board.

What3Words:describes.roofed.other

Tenure

Freehold

Services

Mains gas, electricity and water. Cesspit drainage.
Council Tax Band D
EPC Rating C

Energy rating and score

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E		
21-38	F	29 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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