



£1,000,000 Freehold

Pencoed Avenue, The Common | Pontypridd | CF37 4AN

Hern &
Crabtree

Welcome to Pencoed Avenue, Pontypridd - a truly remarkable property that boasts five bedrooms in a detached house with an impressive additional annex accommodation. This stunning residence is perfectly situated close to the amenities of Pontypridd, offering convenience and comfort to its future owners. The A470 is nearby providing easy access to nearby areas and making commuting a breeze.

The landscaped front garden and driveway leads to an inviting entrance porch, opening into an hallway with slate flooring. Off the hallway is a cloakroom, sitting room with a cast iron wood burning stove, perfect for cosy evenings, a lounge with additional wood burning stove, a large kitchen breakfast room with a central island, a utility and a separate dining room perfect for hosting. One of the stand out features of the property is the luxurious pool room with great views, adjoining wet room and pump room for convenience. On the first floor is the primary bedroom with an en suite bathroom and dressing room, imagine waking up to stunning elevated views every morning, creating a picturesque backdrop to your daily life. The second bedroom also has an en suite and dressing room. There are three further bedrooms offering plenty of flexibility, a family bathroom, home office and laundry room.

But that's not all - this property comes complete with an indoor swimming pool, perfect for relaxing and unwinding after a long day. Additionally, there is detached annex accommodation and studio, offering the ideal space for work or creative pursuits.

If you're looking for a home that combines luxury, convenience, and breathtaking views, then this is the perfect choice for you. Don't miss out on the opportunity to make this property your own and experience the best that Pontypridd has to offer.



Porch 5'4 max 9'4 max

Porch to front entered via double glazed french doors with double glazed windows to the front and either side. Slate flooring. French wooden glazed door leading to the entrance hall.

Entrance Hall

Entered via french wooden glazed doors. Oak wood staircase leading to the first floor. Radiator, slate flooring. Meter cupboard. Door to a cloakroom, built-in coats and shoes cupboard. Quartz tiled floor.

Cloakroom

WC, wash basin, heated towel rail, double obscure glazed window to the rear.

Sitting Room 15'8 x 12'9

Double glazed bay window to the front, Oak wood flooring. Cast Iron wood burning stove set on a slate hearth. Radiator.

Lounge 17'11 x 13'0

Double glazed French doors to the side, double

glazed bay window to the front. 'Contura' cast iron wood burning stove set on a glass hearth. Two radiators. Squared off archway through to the kitchen.

Kitchen Breakfast Room 14'6 x 17'11

Double glazed windows to the rear. Selection of matching wall and base units with complimentary quartz work tops over. 1.5 bowl sink and drainer with mixer tap and separate draining board. Integrated full length 'Bosch' dishwasher. Central island with wood work top, pull up power point, breakfast bar. Five ring 'Neff' induction hob, integrated oven and further storage. Twin 'Neff' oven and integrated 'Neff' microwave. Integrated 'Neff' coffee machine. Integrated fridge freezer. Oak wood flooring, radiator, double glazed window to the side. Door leading through to the utility. Door leading back through to the hallway.

Utility 9'3 x 10'6

Wall and base storage with quartz work tops over, sink. Double glazed window to the front. Double

glazed door to the front. Radiator, space for further appliances. Built-in pantry cupboard.

Dining Room 11'10 x 12'8

Door from the hallway. Double glazed windows to the rear, radiator, oak wood flooring. Double glazed door through to the swimming pool.

Pool Room 27'5 max x 27'3 max

Sunken tiled swimming pool with cover. Double glazed windows to the rear, two set of bi-fold doors to the front and additional french doors to the front aspect. Tiled floor. Access to wet room.

Wet Room 15'6 x 4'8

Situated off the pool room. 'Mira' electric shower, WC, wash basin, heated towel rail. Tiled walls and floor. Extractor fan. Door to the pump room.

Boiler/ Pump Room

Housing a large immersion tank and 'Vailant' boiler along with pump for the swimming pool.

First Floor

Stairs rise up from the entrance hall with Oak wood staircase, wooden hand rail and spindles.

Landing

Matching banister, loft access hatch. Radiator. Doors to:

Bedroom One 17'5 x 20'0

Double glazed windows to the front and rear, two radiators. Built-in cupboards into the eaves. Door to an en suite. Door to a dressing room. Air conditioning unit.

Dressing Room 12'6 x 8'5 max

Hanging rails, shelving, radiator, double glazed window to the rear.

En suite 12'5 x 11'7 max

Double obscure glazed windows to the front and side. Four piece bathroom consisting of a spa bath with built-in television and speaker. Walk in shower with separate shower mixer and ceiling mounted shower mixers, glass screen. Heated towel rail, twin wall hung wash basins and vanity cupboards. WC, heated towel rail. Tiled walls and floor.



Bedroom Two 10'11 x 13'1

Double glazed windows to the rear, radiator, door to dressing room, door to en suite.

Dressing Room 5'6 x 6'8

Double glazed window to the rear, radiator.

En suite 6'8 x 2'11

Double obscure glazed window to the rear, WC, wash basin, shower quadrant with plumbed shower. Heated towel rail.

Bedroom Three 15'5 x 12'9

Double glazed windows to the front, radiator.

Bedroom Four 11'5 x 13'3 max

Double glazed windows to the front, radiator.

Bedroom Five 11'4 x 12'1

Double glazed window to the front, radiator. Wood burning stove pipe.

Family Bathroom 11'0 x 6'7

Door from the first floor landing. Four piece bathroom with a walk-in wet room style shower with a ceiling mounted rain drench shower head and separate shower mixer and glass screen. WC,

wash basin, spa bath. Heated towel rail, tiled walls and floor.

Office 10'4 x 6'8

Window could be installed subject to relevant planning permission to form a sixth bedroom.

Laundry Room 5'7 x 6'8

Double glazed window to the rear aspect, plumbing for washing machine, space for a condensing tumble drier. Vinyl floor. Fitted shelving

Annex

Detached annex, a former double garage which has been converted.

Entrance

Double glazed door into hallway with stairs to the first floor, door to store room.

Store Room 10'9 x 23'8

Power and light. Doorway through to a studio. Double glazed window to the front.

Studio 17'7 max x 22'2 max

Double glazed windows to the front, two set of french doors to the side leading to the driveway.

Wood laminate flooring, power and light. Two wall heaters.

First Floor

Metal handrail, doorway to an open plan living room and kitchen.

Living Room / Kitchen 21'9 x 16'3

Open plan with two double glazed windows to the front, laminate floor in the kitchen area. Kitchen offers a twin induction hob. Space for fridge freezer, stainless steel sink and drainer. Door to the shower room.

Shower Room

Shower, WC, wash basin.

Bedroom (Six) 7'1 x 14'10

Door from the lounge area, double glazed skylight window to the rear.

External

Property is approached via a long driveway sloping up to the main parking area.

Front

Tarmacked off street parking for five to six

vehicles. Further off street parking if desired towards the main entrance of the property. Front garden offers views towards Pontypridd and valley hills. Glass balustrade, lawn. Large key block paved area, steps leading up to the main entrance door and pool room. Side garden with lawn, tiered raised decked sitting areas with glass balustrade and elevated views.

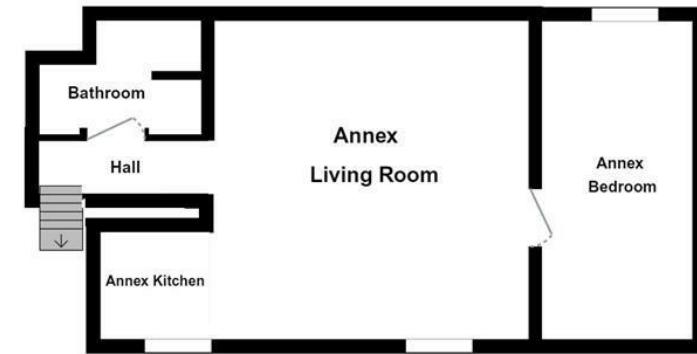
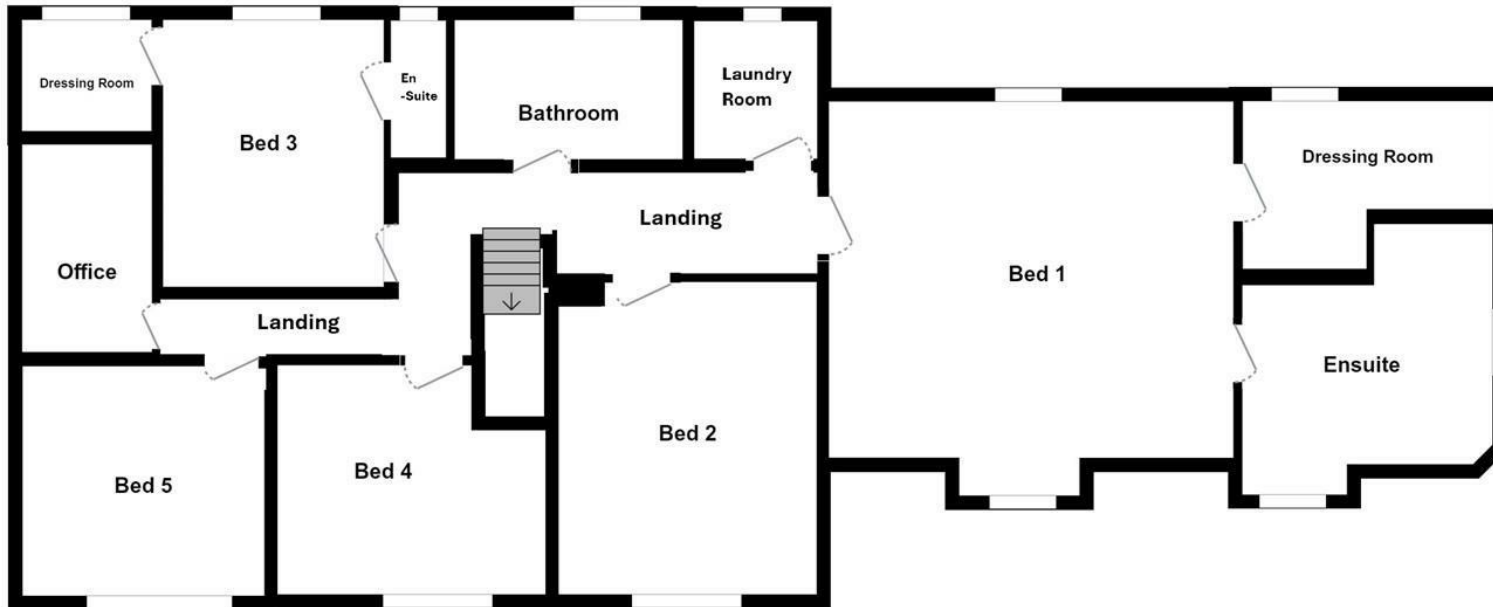
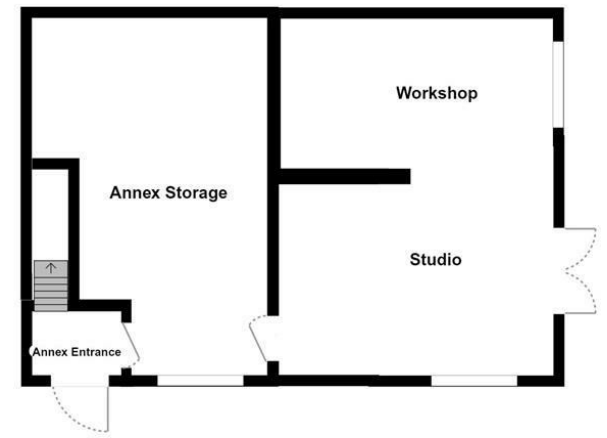
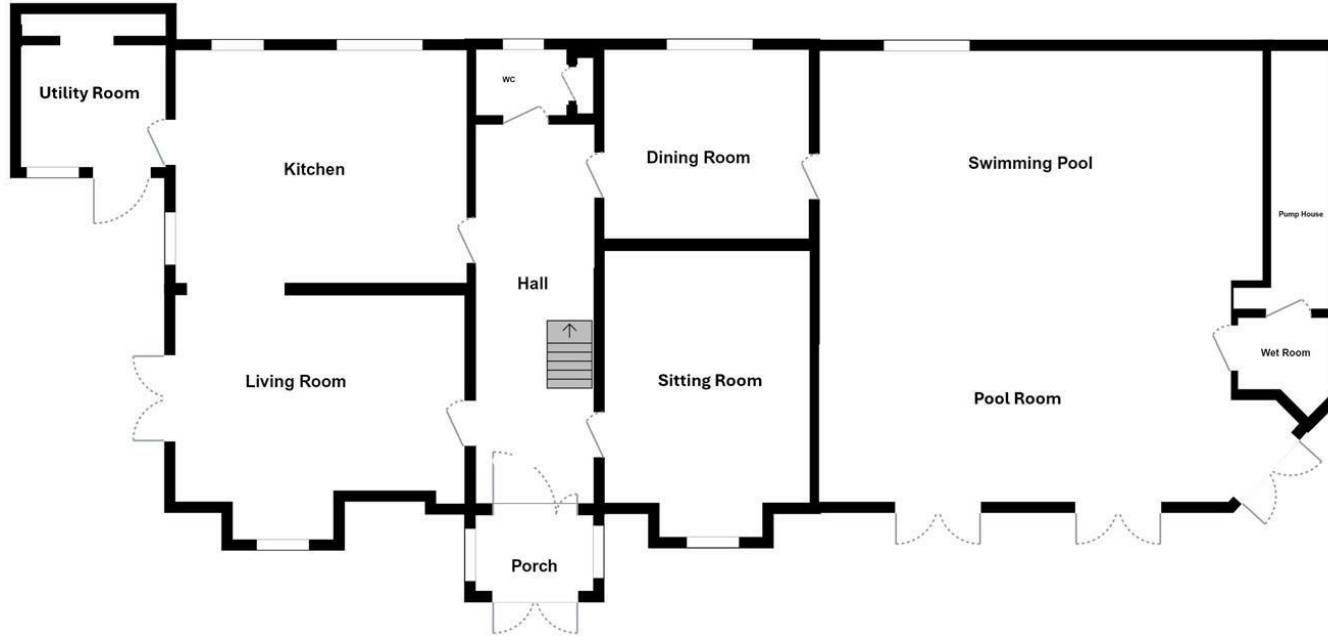
Rear

Gardens wrap around the back of the property with lawns. Forestry land to the rear. Large lawn to the other side of the property with paved sitting area and side gate, further sloping lawn leading up the hill. Large timber frame storage shed, outside lights and outside cold water tap and hot tap. Mature hedges, trees and flower borders.

Additional Information

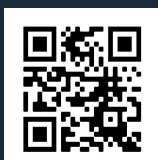
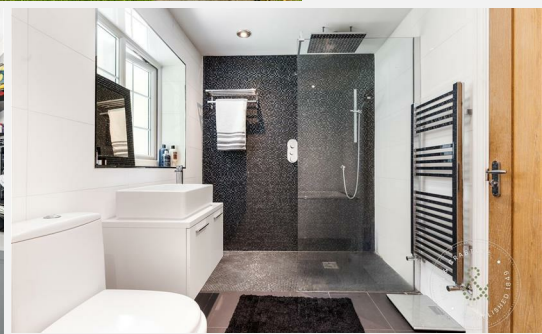
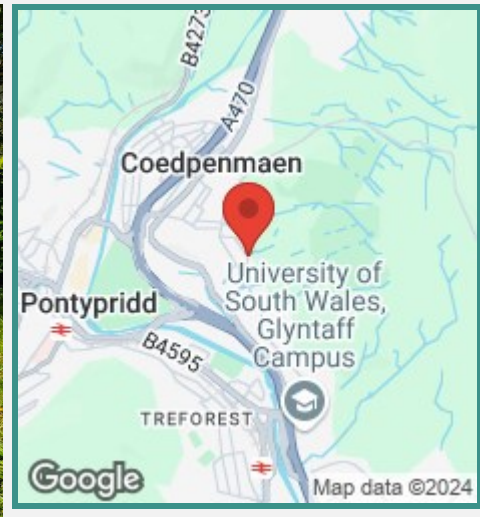
We have been advised by the vendor that the property is Freehold. EPC - To Follow Council Tax Band - G





IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



304 Caerphilly Road, Heath, Cardiff, Cardiff, CF14 4NS
Tel: 02920 620 202 Email: heath@hern-crabtree.co.uk

<https://www.hern-crabtree.co.uk>



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