



11 St. Annes Court, Talygarn,
Pontyclun, CF72 9HH

Watts
& Morgan



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Pontyclun, RCT, CF72 9HH

Guide Price £740,000 Freehold

5 Bedrooms | 3 Bathrooms | 3 Reception Rooms

An executive, detached five bedroom property located in a private cul-de-sac in Talygarn. Providing spacious, family-friendly accommodation throughout comprising; large entrance hallway with WC, generous lounge, a superb open plan kitchen/dining/living room, a utility room and a separate home office/family room. The first floor leads to a large principal bedroom with dressing room and contemporary en-suite bathroom. A second en-suite bedroom, three further double bedrooms and a 3-piece family bathroom. Ample driveway parking leading to a double garage. Sizeable plot with enclosed rear gardens including paved patio and lawn. Viewing highly recommended to appreciate the high specification finish throughout.

No ongoing chain. EPC Rating C.

Directions

Cowbridge Town Centre – 7.2 miles

Cardiff City Centre – 12.5 miles

M4 Motorway – 3.4 miles

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Summary of Accommodation

ABOUT THE PROPERTY

Neatly positioned in this quiet reputable cul-de-sac, offering family-friendly accommodation to include five double bedrooms and an integral double garage.

A composite door opens into the welcoming hallway laid with ceramic tiled flooring and a carpeted staircase leads to the first floor. A ground floor 2-piece cloakroom/WC serves the ground floor and oak doors lead off to the accommodation.

The lounge is a light-filled, dual aspect reception room fitted with wood-effect flooring and uPVC French doors provide access onto the rear garden.

To the rear of the property lies the superb open plan kitchen/dining/living room with triple bi-folding doors leading onto the rear patio area. This spectacular entertaining room offers a fully fitted bespoke oak kitchen with granite work surfaces, wrapping around into a breakfast bar area. Enjoying a range of appliances to remain to include; Rangemaster freestanding five-ring gas cooker, with double oven and warming drawer, dishwasher and wine cooler. Space is provided for an American-sized fridge/freezer. Large marble-effect tiles are fitted throughout, and into the dining area.

A courtesy door leads into a useful utility room with additional wall and base units, with access to the side of the property and houses the Worcester condensing boiler.

A second front-facing reception room offers flexibility as a home office or family room.

The first flooring landing is fitted with carpeted flooring, has a loft hatch giving access to the loft space and an airing cupboard houses the hot water tank.

The principal suite offers the most spectacular double bedroom with dressing room and open plan into the en-suite bathroom. An original extension to the property, offering high vaulted ceilings and a floor-to-ceiling length window to the rear. The locally designed en-suite bathroom enjoys a walk-in waterfall shower with body jets, freestanding central bath with floor-standing tap and dual sinks.

The second guest bedroom also has its own en-suite shower room fitted with a modern suite.

Three further double bedrooms, one offering fitted wardrobes, have shared use of the 3-piece family bathroom.



GARDENS AND GROUNDS

Neatly positioned in this executive development of similar-style family homes, 11 St Annes Court has its own private driveway providing parking for several vehicles. Leading to a double integral garage with power supply and lighting.

A limestone pathway leads around to the rear of the property which presents a sizeable landscaped garden; predominately laid to lawn with a large paved area - ideal for entertaining.

ADDITIONAL INFORMATION

Freehold. All mains services connect to the property. Gas-fired central heating. Council Tax: Band G



Total area: approx. 214.2 sq. metres (2305.9 sq. feet)

Plan produced by Watts & Morgan LLP.
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		75	82
EU Directive 2002/91/EC			



Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.



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