



1 Glan Yr Afon
Pontyclun, CF72 9BJ

Watts
& Morgan



1 Glan Yr Afon, Pontyclun,

Rhondda Cynon Taff, CF72 9BJ

Guide Price £515,000 Freehold

4 Bedrooms | 2 Bathrooms | 1 Reception Room

A truly stunning, and fully refurbished, four bedroom detached family home. Just a short stroll to Pontyclun's bustling High Street, Schooling and Train Station. Offering quality and luxury fittings throughout. Immaculate accommodation to include; entrance hallway, dual-aspect lounge, superb kitchen-dining room with integral appliances and a ground floor shower room. First floor landing with balcony, four double bedrooms and a 3-piece family bathroom. Externally enjoying landscaped front and rear garden with outdoor kitchen and water feature. Single garage with utility store and parking to the rear.

Viewing highly recommended to appreciate this impeccable family home.

EPC Rating; D.

Directions

Cowbridge Town Centre – 5.6 miles

Cardiff City Centre – 16.2 miles

M4 Motorway – 4.1 miles

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Summary of Accommodation

ABOUT THE PROPERTY

Located in a superb quiet cul-de-sac, adjacent to Maes-Y-Felin allotments and backing onto open fields. This fully refurbished four double bedroom family home is just a short walk to Pontyclun's bustling High Street, Train Station (giving access to Cardiff within 15 minutes) and Pontyclun Primary School.

The property has been fully refurbished by the current owners to include, new roof, heating, re-wire and quality fittings throughout to include column radiators with brass fittings and uPVC sash-windows.

From the front garden, with the view over fields and the River Ely, a stepped footpath leads to the entrance for 1 Glan Yr Afon. The welcoming hallway features an exposed staircase with central 'herringbone' wool runner carpet to the first floor. The staircase benefits from a range of bespoke fitted 'push' storage cupboards.

The dual aspect lounge is a generous reception room with bay window overlooking the rear garden, and patio doors provide a lovely front outlook with field views. Fitted with hard-wearing Karndean flooring, a focal point to this family reception room is the contemporary remote-controlled electric fire with space for a wall-mounted TV.

To the heart of this detached home is the kitchen-dining room which has been fitted with a quality, bespoke-painted oak shaker kitchen with brass knobs, and natural stone 'Dekton' surfaces from 'Cardiff Marble'. Offering a brass instant hot water tap and a range of integral appliances to remain to include; dishwasher and fridge/freezer, plus space for a freestanding gas cooker. A central island with continuation of Dekton surfaces provides a breakfast-area with built-in AEG wine cooler. This superb entertaining room is fitted with stone floor tiles enjoying underfloor-heating, and patio doors lead open onto the front garden. Tucked off from the kitchen is a porch area with access to the rear garden, and a useful utility cupboard houses the gas boiler and integral washing machine.

Also, a recent addition to the property is the ground floor shower room, completed by award-winning local bathroom specialist 'Tap End'. Offering a luxurious double shower enclosure with dual shower and terracotta floor tiles laid to 'herringbone' style.

To the first floor, a sliding patio door leads onto the balcony with metal balustrade and enjoys a peaceful elevated outlook over fields. All four bedrooms are a double size; with three of the rooms benefitting from fitted wardrobes. Each bedroom has shared use of the 3-piece family bathroom.



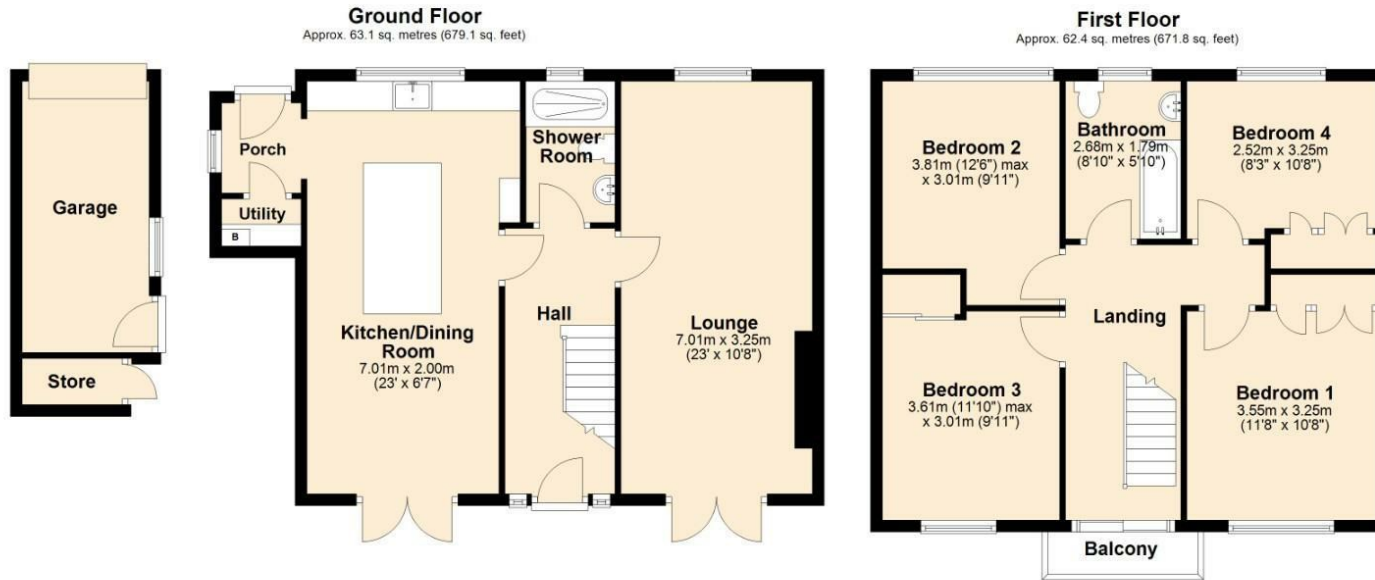
GARDENS AND GROUNDS

Approached from the rear of the property, 1 Glan Yr Afon has parking directly in front of the rear garden; with single garage and adjoining store with plumbing for utilities. The garage itself has an electrically-operated door with fully power and plumbing plus additional access into the rear garden.

The rear garden has been recently landscaped to offer a simply stunning entertaining space to include; a brand new outside kitchen with double fridge, BBQ and gas burner (available by negotiation) with 'Dekton' stone surfaces and stone walling. This fully enclosed, private, porcelain patio area provides ample space for al-fresco dining, with pretty water feature and LED lighting all-around. Access around to the side of the property leads to the lawned frontage with paved area to enjoy the stunning, peaceful open-aspect views.

ADDITIONAL INFORMATION

Freehold. All mains services connected. Gas-fired central heating (installed 2020) plus under-floor heating to kitchen-dining room.
Council tax band TBC.



Total area: approx. 125.5 sq. metres (1351.0 sq. feet)

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

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C	66	
(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	





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