



8 Heol Glan Elai,  
Pontyclun, CF72 9DU

Watts  
& Morgan







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## Guide Price £460,000 Freehold

4 Bedrooms | 2 Bathrooms | 3 Reception Rooms

A sizeable and well-maintained four bedroom detached family home. Just a short stroll to Pontyclun's bustling High Street, Schooling and Train Station. Approx 1400 sq ft of accommodation to include; entrance porch, hallway, lounge and a superb kitchen-dining room leading into a orangery. Plus a home office, WC and utility. First floor landing with four bedrooms, 1 en-suite and a 3-piece family bathroom. Externally enjoying landscaped front and rear garden with large store shed to remain and private driveway parking.

Viewing highly recommended.

EPC Rating; D.



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### Directions

Cowbridge Town Centre – 5.7 miles

Cardiff City Centre – 16.3 miles

M4 Motorway – 2.5 miles

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Your local office: Cowbridge

T: 01446 773500

E: [cowbridge@wattsandmorgan.co.uk](mailto:cowbridge@wattsandmorgan.co.uk)





## Summary of Accommodation

### ABOUT THE PROPERTY

Tucked away in a quiet cul-de-sac, built approx 1995, within walking distance to Pontyclun's bustling high street and schooling.

This family home has been well-maintained and extended in recent years to offer a orangery and garage conversion.

From its porch entrance, the welcoming hallway leads off to all living accommodation with a carpeted staircase leading to the first floor. The hallway benefits from a ground floor cloakroom/WC and adjacent utility.

The lounge is located to the rear of the property and is a generous sized reception room with central feature electric fireplace. From here, French doors lead onto the rear garden.

The kitchen-dining room is a superb entertaining/family space offering plenty of units with work surface space. Integral appliances to remain to include; a freestanding Rangemaster gas cooker with dual ovens and grill, integral dishwasher and fridge/freezer along with a built-in pantry cupboard with inset lighting and pull-out drawers. Access is provided to the side of the property, along with access into the lounge. There is ample space for dining furniture and this room seamlessly connects into the orangery which is a good addition to this family home.

Completing the ground floor is the study / snug with an outlook to the front aspect.

To the first floor landing, a double opening laundry cupboard houses the hot water tank.

There are four spacious bedrooms on offer - two double bedrooms, and two single bedrooms. The principal bedroom has the benefit of its own modern ensuite shower room, whilst the other bedrooms have shared use of the 3-piece family bathroom.



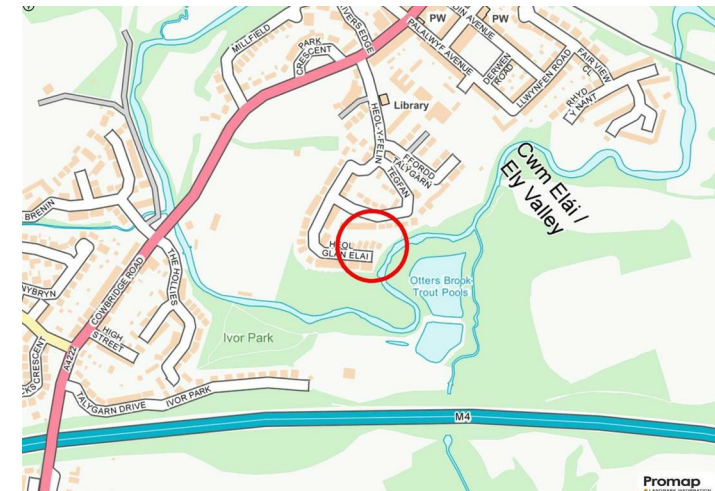
## GARDENS AND GROUNDS

8 Heol Glan Elai benefits from private driveway parking directly in front of the property, with a frontage filled with established rose bushes. There is access to either side leading to the rear garden.

To the rear of the property is a fully landscaped enclosed garden with paving, shingle and lawn areas. To remain is a very large timber storage shed with full power supply and shelving. A courtesy gate leads onto the rear lane which is a lovely walk to open fields and farmland.

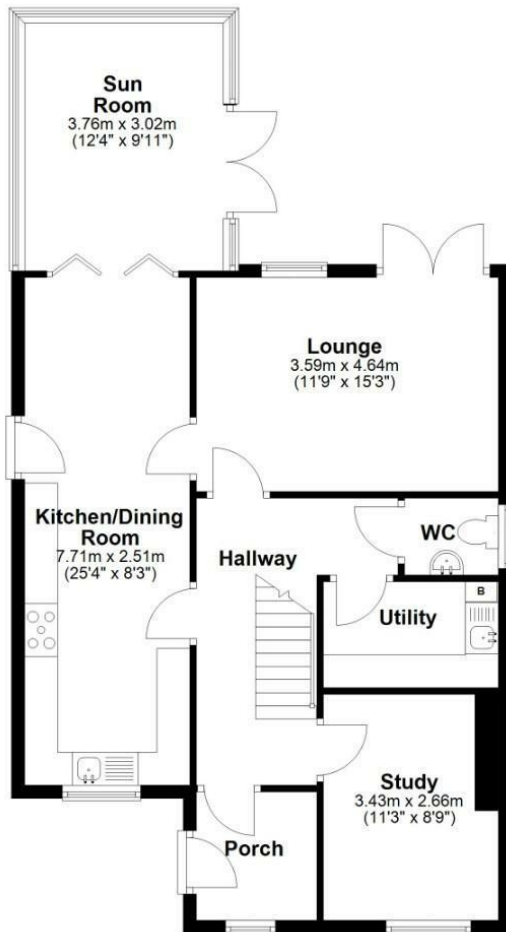
## ADDITIONAL INFORMATION

Freehold. All mains services connected. Gas-fired central heating. Council tax band E.



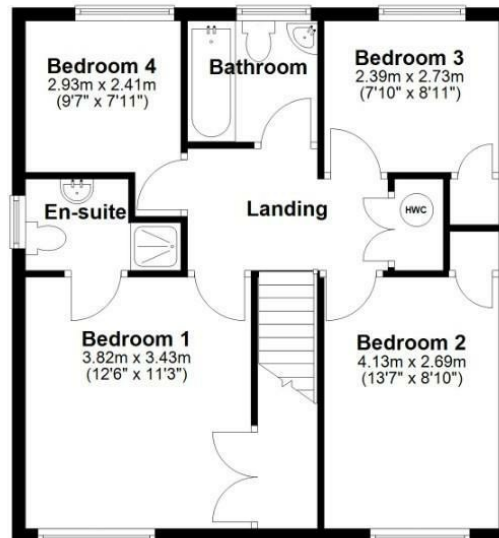
### Ground Floor

Approx. 72.5 sq. metres (780.0 sq. feet)



### First Floor

Approx. 57.5 sq. metres (619.5 sq. feet)



Total area: approx. 130.0 sq. metres (1399.4 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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**Bridgend**  
T 01656 644 288  
E [bridgend@wattsandmorgan.co.uk](mailto:bridgend@wattsandmorgan.co.uk)

**Cowbridge**  
T 01446 773 500  
E [cowbridge@wattsandmorgan.co.uk](mailto:cowbridge@wattsandmorgan.co.uk)

**Penarth**  
T 029 2071 2266  
E [penarth@wattsandmorgan.co.uk](mailto:penarth@wattsandmorgan.co.uk)

**London**  
T 020 7467 5330  
E [london@wattsandmorgan.co.uk](mailto:london@wattsandmorgan.co.uk)

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