

Detached House - Pontypridd

£600,000

Property Reference: PP11743



Built in the 17th century situated on a wooded hillside, 5 miles North West of Pontypridd - close to the historic mining valleys of The Rhondda, surrounded by nature, wildlife and truly beautiful picturesque scenery. Llanwonno itself consists of St.Gwynnos Church, The Daerwynno Outdoor Centre, a few farms and The Brynffynon, easily reached by foot, bicycle or by car using mountain roads which lead from Penrhiwceiber, Mountain Ash, Ferndale, Ynysybwl and Pontypridd.



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The Legendary Athlete Guto Nyth Bran (1700- 1737) is buried in the churchyard opposite this hotel. The story of Guto is remembered and celebrated in the area every New Years Eve with an Event known as The Nos Galan Road Race in which Runners from all parts of the World race through the local streets together with a close kept secret Celebrity until the event, with the finishing line placed at the point of The Bronze Statue of the Legendary Figure in the centre of the public seating area known as Guto Square on Oxford Street.

Situated within easy reach within the forestry surrounding The Brynffynon is Daerwynno Outdoor Centre - An outdoor centre run by the local people and registered charity, offering a wide range of activities to visitors including several training courses for disadvantaged young people. An Amazing All round outdoor area with its waterfalls makes it the perfect place to explore and then Relax at The Brynffynon for your Home Cooked meals or simple beverage.

This Listed Traditional Detached Stone built property with slate roof has maintained all of its Original Character and Charm with its flagstone floors, oak floors, staircase to first floor accommodation and original bar counter and





shelving to the main Bar section, recess fireplaces and offers an outstanding warm welcome to regular customers and visitors from all over. It affords oil ch, mains electricity and will be sold as seen. Built as an Inn, today it operates as a restaurant, public house with 3 en-suite bedrooms to first floor plus excellent sized living accommodation for the owner. It offers seating area to front, jardiniere dining to the side of the hotel and excellent private car parking facilities. The Accommodation Briefly Comprises - Entrance porch, hallway, main lounge/restaurant, bar, kitchen, storeroom, office/utility, inner hallway with stairs to first floor, ladies/gentlemen and disabled toilet facilities, 1st floor landing, access to 3 en-suite bedrooms, private accommodation - hallway, bathroom wc, fitted kitchen, lounge, bedroom. Lower ground floor - storage rooms, utility/laundry room, cellars and access to rear land.

Entranceway

Entrance via solid oak panel door allowing access to entrance porch.

Porch

Emulsion décor, wall-mounted and boxed in electric service meters, original flagstone flooring, original coved ceiling, original patterned glaze panel door to rear allowing access to main entrance hallway.

Hallway

Emulsion décor and ceiling, original wood panel flooring and flagstone flooring, doors allowing access to restaurant, bar, utility room, access to private area of bar, staircase to first floor with original spindled balustrade allowing access to first floor elevation, further door to restaurant, security door to kitchen, additional door to rear

allowing access to inner hallway.

Restaurant (6.72 x 10m)

Two timber windows to front, further window to rear with original wood panel surround, original flagstone flooring with partial fitted carpet, papered and beamed ceiling with recess lighting, wood panel décor with papered décor above, full range of wall light fittings, central heating radiators, original Inglenook fireplace with log burner set onto original flagstone hearth, ample electric power points, feature reception area, chill cabinet with shelving, original panel door allowing access to storage room, door allowing access to main entrance hallway.

Storage Room (3.52 x 2.15m)

Patterned glaze UPVC double-glazed window to rear, textured emulsion décor, emulsion ceiling, cushion floor covering, ideal storage room.

Main Bar (7.83 x 4.50m)

Three timber windows to front overlooking the countryside, plastered emulsion décor with papered sections, original heavily coved ceiling with paper, a range of non-slip and wood panel flooring, feature original bar with shelving, glass, mirrors and optics, bar to remain as seen with heavily carved features and all pumps, central heating radiator, stone feature fireplace with oak mantel housing wood burner set onto flagstone hearth.

Utility Room

Good size with PVC panelled décor and ceiling with electric striplight fitting, Xpelair fan, cushion floor covering, a range of base units, stainless steel circular insert bowl with central mixer taps, ample space for additional appliances and access to cool display in the main restaurant area, ample electric power points.

Kitchen (6.04 x 3.86m not including depth of recesses)

UPVC double-glazed window to side, PVC panel and tiled décor, plastered emulsion ceiling with electric striplight fitting, quality non-slip flooring, full range of stainless steel kitchenware including cabinets, ovens, gas hob, frying machines, fridges, microwaves and industrial double sinks with drainers either side, further UPVC double-glazed window to rear, additional hand sanitising stainless steel wash hand basin.

Inner Hallway

Door allowing access to basement, emulsion décor and ceiling with security lighting, access to both ladies', gentlemen's and disabled WC.

Ladies' WC

Aluminium window to rear and front, plastered emulsion décor and ceiling, cushion floor covering, two wash hand basins with vanity mirrors, three separate WCs with low-level fittings.

Disabled WC/Baby Changing Toilet

Aluminium window to rear, emulsion décor and ceiling, cushion floor covering, white low-level WC, wall-mounted wash hand basin and changing baby appliance.

Gentlemen's WC

Aluminium window to side and rear, emulsion décor and ceiling, cushion floor covering, two urinals, wash hand basin, walk-in WC.

First Floor Elevation

Landing

UPVC double-glazed window to rear offering spectacular views over the surrounding mountains and forestry, papered décor,

original carved and spindled staircase allowing access to main landing area, plastered emulsion décor, original coved and papered ceiling, further UPVC double-glazed window facing stairway, radiator, fire doors allowing access to private accommodation, inner landing.

Inner Landing

Papered décor, original coved ceiling with generous access to loft, fitted carpet, white panel doors to room 1, built-in storage, room 2, room 3.

Room 1 (4 x 4.9m)

UPVC double-glazed window to rear offering spectacular views with the original wood panelling around, plastered emulsion décor and coved ceiling, fitted carpet, electric power points, radiator, white

Disclaimer

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

Notes

About Property Plus

Our Background

The managing director has been a property professional for over 20 years and has made many personal property acquisitions and sales, and through this experience understands the needs, from a client's perspective when it comes to property. With a first class team of professionals ranging from mortgage advisors, solicitors, architects, contractors, planners, insurance brokers and property managers the level of support and experience delivered to our clients is second to none.

Our Vision

Our vision is to be the agent of choice for anyone considering a property related transaction by being the best in our profession. To provide an outstanding level of service to our clients and to make moving home an easy, seamless and pleasurable experience. We believe in keeping clients for life and will stay in contact with clients long after their transaction has concluded so we remain the agent of choice.

Our Mission

OUR CLIENTS - are the most important part of our business. Our main focus is to deliver outstanding service, making moving an easy, seamless and pleasurable experience.

OUR TEAM - is our most valuable asset and we work together in an atmosphere of fun and respect. We support each other to deliver exceptional customer care and achieve our personal goals.

OUR BUSINESS - provides a one-stop service for all property related matters. Our business is built on four strong principles and we have a shared vision to be the best in our profession both in terms of service and results.



INTEGRITY - TEAMWORK - PASSION - PROFESSIONALISM



Buying Your Property

Choosing a property

Viewing properties can be long and laborious if you haven't identified exactly what you want and where. Research the areas you are interested in, paying particular attention to the things that are most important to you, such as local amenities, transport links, schools, open space and council-tax bands.

When you have found the area/s you want to live in and the type of property you can afford, it's time to start viewing properties.



It's best to have a list of things to ask and look out for, to help you identify properties that might be worth a second viewing, for example:

- Ask to see a copy of the energy performance certificate (EPC)
- If it is a leasehold property, how many years are left on the lease?
- Check out the boiler.
- Does the property have gas central heating?
- What council-tax band is the property in?
- Does the property have double glazing?
- Is the attic well insulated (check the EPC)?
- If the property is leasehold, are there any service charges?
- Is the property near suitable transport links?

Making an offer

When you are ready to make your offer, give us a call we will take charge of the sale of the property immediately. If you like the property, the chances are others will too, so speed is essential. You may want to put your offer in writing and give the name of your solicitor.

We will contact the seller and await their decision. Don't be surprised if your first offer is rejected. Buying and selling is about negotiation and this is where we as an experienced estate agent come into our own, so if you are a seller as well as a buyer, we work for you!

Obtaining A Mortgage

Property Plus will be able to recommend a local independent mortgage adviser, who will search for the deals that suit you as an individual.