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**BEST IN POSTCODE  
WINNER 2025**

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**Greenacre, Cowbridge Road, Talygarn, Pontyclun, Rhondda Cynon Taff. CF72 9JU**



**PETER MORGAN**

**£985,000**

### **Main Features**

- 4 Double bedroom spacious detached traditional home built circa 1940's
- Set within approximately 0.85 acres of Grounds
- Desirable & Popular location in Talygarn.
- Gated access from Cowbridge Road
- Detached Double Garage with attached storeroom
- Bathroom, Shower room and 2 washrooms
- 3 reception rooms
- Traditional Hallway and gallery landing
- 4 miles from M4 ( add Cardiff, airport etc distances
- Huge potential & Vacant possession

### **General Information**

'GREENACRE' IS A SPACIOUS 4 DOUBLE BEDROOM HOME, TRADITIONALLY BUILT DETACHED HOME SET WITHIN 0.85 ACRES OF MATURE GROUNDS, OFFERING OVER 3,000 SQ. FT. OF ACCOMMODATION. ORIGINALLY BUILT CIRCA 1940'S, THIS CHARMING PROPERTY PROVIDES EXCELLENT POTENTIAL FOR THOSE SEEKING A PEACEFUL YET WELL-CONNECTED LIFESTYLE.SITUATED IN THE VILLAGE OF TALYGARN, AN ATTRACTIVE LOCATION OFFERING A DELIGHTFUL BLEND OF RURAL CHARM AND CONVENIENT ACCESS TO URBAN AMENITIES, GREENACRE IS JUST OVER A MILE FROM PONTYCLUN, MAKING IT IDEAL FOR FAMILIES AND PROFESSIONALS SEEKING A TRANQUIL YET WELL-CONNECTED SETTING.The M4 motorway is approximately 4 miles away, providing quick links to major cities and regions. Families will appreciate the proximity to reputable primary and secondary schools, located within 1 mile. Cardiff City Centre is approximately 12 miles away, easily accessible by car or public transport, offering a vibrant mix of shopping, entertainment, and cultural attractions. For travel convenience, Cardiff Airport is 18 miles away. The scenic Cardiff Bay is approximately 14 miles away, featuring waterfront dining and leisure activities. Nearby Talbot Green (3 miles) and Bridgend (10 miles) provide extensive shopping, dining, and essential amenities. Talygarn itself is known for its friendly community, picturesque surroundings, and local amenities such as parks, shops, and cafes, while remaining close to larger town centers for

additional services.The area is ideal for outdoor enthusiasts, with numerous walking and cycling trails nearby, including the stunning Taff Trail, which runs alongside the River Taff.The property offers traditional accommodation, with many rooms benefiting from being double-aspect. The ground floor comprises a vestibule, main hallway, L-shaped lounge, dining room, study/sitting room, fitted kitchen/breakfast room, two cloakrooms/washrooms, rear hallway and a utility room.The first floor features a landing, family bathroom, four spacious double bedrooms, and an en-suite bathroom to the main bedroom.Externally, the property is accessed via electronic gates leading to a sweeping driveway. The mature lawned gardens, covering approximately 0.85 acres, provide a private and tranquil setting. Additionally, there is a detached double garage with an electronic door and an attached storeroom.This home benefits from gas central heating and is offered for sale with vacant possession.

### **GROUND FLOOR**

Hardwood double doors to front. Cloaks cupboard with coat rail and shelf. Tessa marble floor. Glazed door to;

### **Main Hallway**

Original herringbone wood block flooring. Quarter-turn carpeted staircase with curved metal period balustrade. Curved handrail with metal and Tiffin glass inserts. Radiator with cover. Aluminium double-glazed door with full-length side panel to rear garden. Feature archways. Coving.

### **Main Lounge**

Double aspect L shaped room as follows, sliding aluminium double glazed patio doors to front, UPVC double glazed French doors with matching full length side panels to rear, aluminium double glazed window to rear, stone feature wall and fireplace with wood mantle. Stone half illuminated glass display unit and living flame coal effect gas fire, wall lighting, coving, radiator with cover bay, folding internal doors to sitting room/study. Sitting area with drinks bar TV connection, wood cladded ceiling, wall lighting

### **Sitting Room/Study**

Double-aspect room with aluminium double-glazed patio doors to the front and two windows to the side overlooking the gardens. Original herringbone wood block flooring, living flame cul-de-sac fire with wood surround, marble backplate, fitted book shelving with base storage cabinets, wall and ceiling lights, coving.

### **Washroom**

Aluminium window to the side, circular sink bowl set in granite worktop, luxury vinyl tiled floor, heated towel rail, double doors to linen cupboard, plastered walls and ceiling, set ceiling spotlights, illuminated mirrored cabinet.

### **Cloakroom**

Aluminium window to the side, wall-hung WC with enclosed system and pushbutton flush, tiled walls, luxury vinyl tiled floor, plastered walls and ceiling, ceiling spotlight.

### **Dining Room**

Aluminium double-glazed window overlooking side garden, radiator with cover, original herringbone wood block flooring, plastered and corniced ceiling with ceiling rose.

### **Kitchen/Breakfast Room**

Made-to-measure, fully fitted kitchen finished with cream doors and granite worktops with upstands, one and a half bowl stainless steel sink unit with mixer tap, central breakfast island with granite worktop, breakfast bar, and best storage. Range Master multifuel cooking range with five-ring gas hob, including wok ring and hot plate, double electric oven and grill, integral fridge freezer, and dishwasher. Variety of storage units and glass display unit, plastered wall, plastered and corniced ceiling, inset ceiling spotlights, tiled floor and radiator.

### **Rear Hallway**

Aluminium double glazed door to rear garden, tiled floor

### **Utility/ Boiler Room**

Aluminium window to the side, Belfast sink, space for washing machine, space for tumble dryer and fridge freezer, freestanding gas central heating boiler, wall-mounted electrical consumer unit and meter, part-tiled walls, Teta marble floor, wall-mounted burglar alarm control unit.

### **Washroom**

Aluminium window to the side, wash basin set in vanity unit, tiled floor, part-tiled walls, radiator, wood panel door to;

### **Cloakroom**

Window to the side, close WC, part-tiled walls, tiled floor.

### **FIRST FLOOR**

Balustrade with metal and toughened glass inserts. Aluminium windows to the front and side, two radiators with decorative covers, airing cupboard with hot water tank and slatted shelves, linen cupboard, loft access, smoke alarm.

### **Family Bath & Shower Room**

UPVC double-glazed window to the side, fitted four-piece suite in white comprising wall-hung WC with enclosed system and push-button flush, corner double-ended bath with monoblock tap, hand wash basin set in granite worktop with mixer tap, tiled shower cubicle with mixer shower and glass door/screen, illuminated corner mirrored cabinet with shaver point, two heated towel rails.

### **Main Bedroom**

Double aspect with secondary double-glazed aluminium window overlooking the front garden and aluminium window overlooking the side garden. Fitted bedroom suite comprising 2 double wardrobes and 1 single wardrobe. Dressing table, bedside cabinets, and chest of drawers. Fitted carpet, radiator, wood panel door to;

### **En-Suite Bathroom**

UPVC double-glazed window to the side, fitted bathroom suite comprising close-coupled WC with push-button flush, sunken bath with mixer tap and hand shower.

### **Bedroom 2**

Double aspect with aluminium windows to sides, radiator, fitted wardrobe, fitted carpet, coving.

### **Bedroom 3**

Aluminium secondary double-glazed window overlooking the front garden, radiator, two built-in storage cupboards, coving, carpet.

### **Bedroom 4**

Two aluminium windows to the rear, radiator, fitted wardrobe, fitted carpet, coving.

### **EXTERIOR**

The property stands in its own mature lawned grounds of approximately 0.85 acres. Accessible via double remote-control electric gates and sweeping tarmac driveway leading to the parking area. Variety of mature trees. Garden shed. Courtesy lighting.

### **Detached Double Garage / Workshop**

Tiled apex roof, remote-control electronic up-and-over vehicular door, electric strip light, and power point. Internal and external double doors providing access to the storage area.

### **Mortgage Advice**

PM Financial is the mortgage partner within the Peter Morgan Property Group. With a fully qualified team of experienced in-house mortgage advisors on hand to provide you with free, no obligation mortgage advice. Please feel free to contact us on 0330 056 3555 or email talbotgreen@petermorgan.net (fees will apply on completion of the mortgage)

### **General Information**

Please be advised that the local authority in this area can apply an additional premium to council tax payments for properties which are either used as a second home or unoccupied for a period of time.

### **Viewings**

Strictly By Appointment Only

### **Utilities**

Mains electricity, mains water, mains gas, mains drainage

### **Current council tax banding**

H

### **Current heating type**

Gas

### **Tenure**

Freehold





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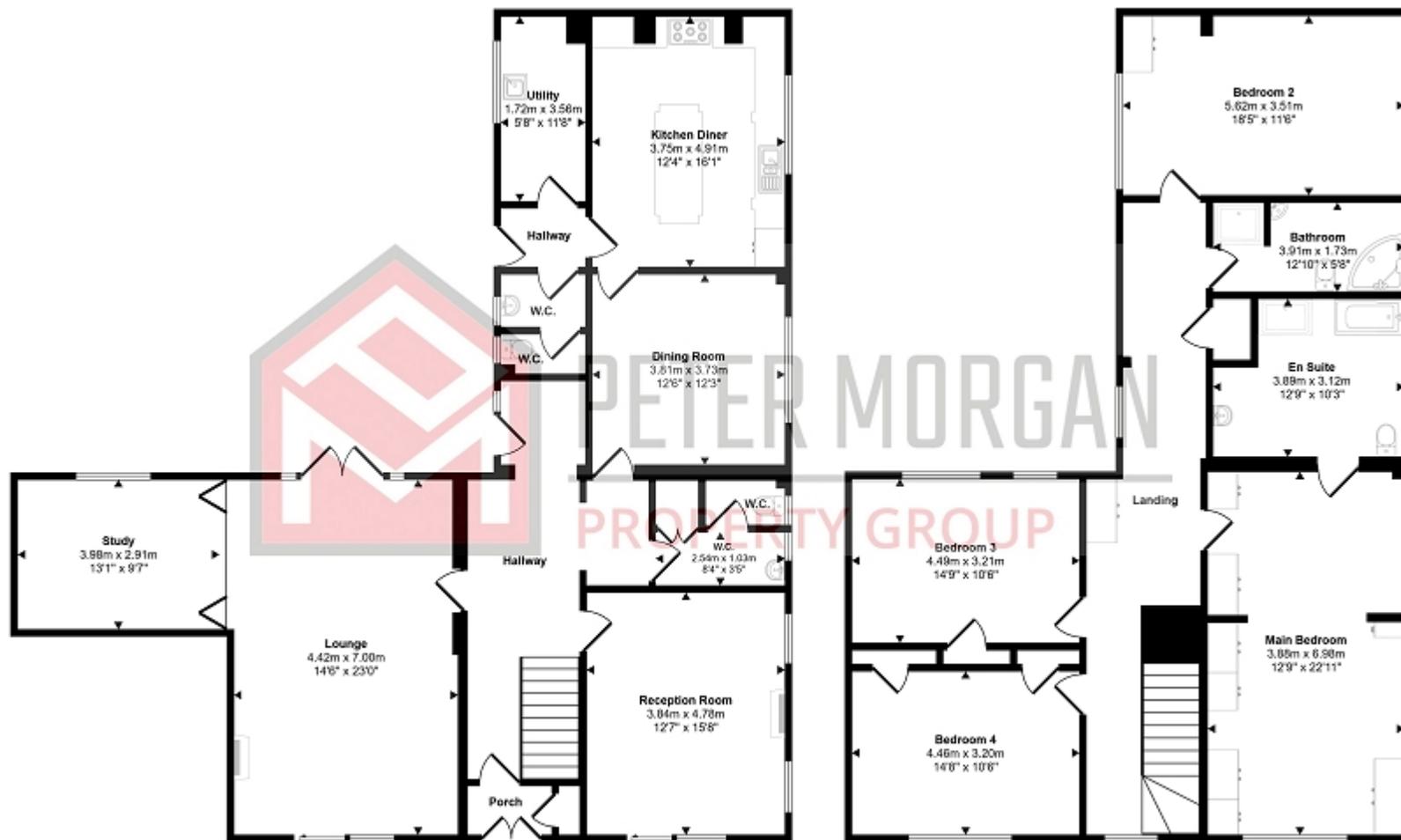
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Approx Gross Internal Area  
266 sq m / 2860 sq ft



Ground Floor  
Approx 139 sq m / 1498 sq ft

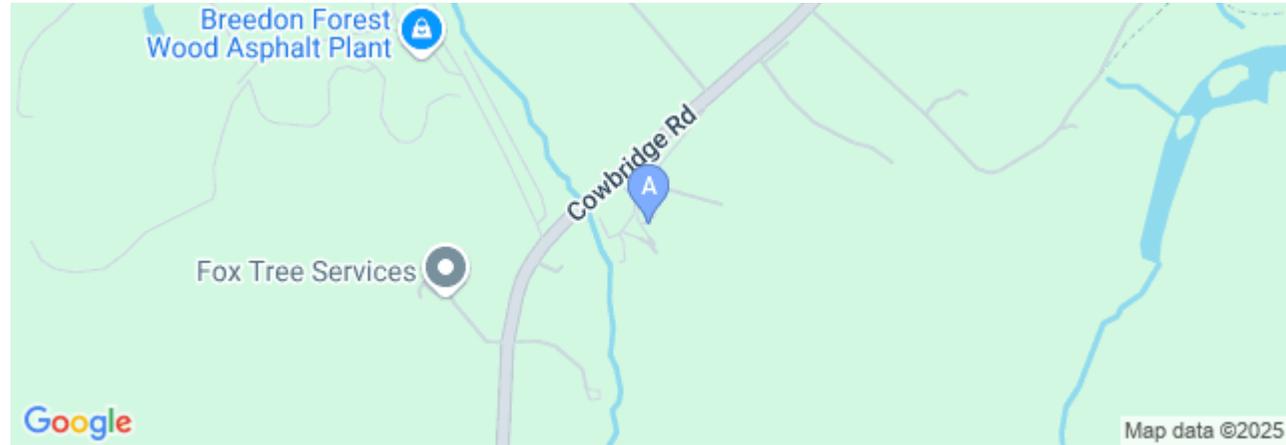
First Floor  
Approx 127 sq m / 1363 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

# Greenacre Cowbridge Road, Talygarn, Pontyclun, Rhondda Cynon Taff. CF72 9JU

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		72
(55-68) <b>D</b>		
(39-54) <b>E</b>	44	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in the property. Price threshold LTT rate: The portion up to and including £180,000 0%. The portion over £180,000 up to and including £250,000 3.5%. The portion over £250,000 up to and including £400,000 5%. The portion over £400,000 up to and including £750,000 7.5%. The portion over £750,000 up to and including £1,500,000 10%. The portion over £1,500,000 12%. Proceeds of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS( National crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These Particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars from part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

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Offering services in Sales, Lettings, Auctions and Online Estate Agency with an in house Mortgage Advisor offering free advice to all clients.

### Talbot Green Branch

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