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Tresillian House Cynon View, Cilfynydd Pontypridd
offers in the region of £725,000

 **peter
alan**

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About the property

This exceptional, individually designed six-bedroom family residence offers an outstanding combination of space, luxury, and privacy, making it perfectly suited to modern family life. Situated in a highly sought-after and peaceful location, the property is just a short distance from Pontypridd town centre, where a wide array of shops, restaurants, and local amenities can be found.

The well-planned ground floor layout features a welcoming hallway, a spacious lounge, a separate study, and a formal dining room that flows seamlessly into an additional sitting area. The generously sized kitchen/breakfast room is complemented by a utility room and a ground floor WC. On the first floor, there are six well-proportioned bedrooms, three of which benefit from en-suite facilities, along with a stylish family bathroom.

The property is set within extensive grounds, boasting a gated driveway with ample parking for multiple vehicles and a beautifully landscaped rear garden, offering both space and seclusion.

Excellent transport links are easily accessible, with Pontypridd train station nearby and the A470 providing direct routes to Cardiff, Merthyr Tydfil, and the picturesque Brecon Beacons. The presence of well-regarded local schools adds further to the appeal of this outstanding family home.

Accommodation

Hallway

Enter via opaque UPVC double glazed door to hallway. Engineered Oak flooring. Radiator. Oak doors to reception rooms and kitchen.

Lounge

24' 1" x 13' 4" (7.34m x 4.06m)
A generously proportioned room featuring one UPVC double glazed windows, engineered oak flooring, and a stylish feature fireplace with a gas fire. Enhanced by two radiators, ornate coving, and detailed ceiling work, this space combines comfort with elegant charm.

Study

13' 4" x 8' (4.06m x 2.44m)
UPVC double glazed window to front elevation. Radiator. Engineered Oak flooring.

Kitchen

16' 5" x 12' (5.00m x 3.66m)
This beautifully appointed kitchen is fitted to a high standard, offering a comprehensive range of base units with laminate worktops incorporating a stainless steel sink and drainer. A Rangemaster oven with cooker hood above provides a focal point for the space, while there is ample room for an American-style fridge freezer. Additional features include an integrated dishwasher, matching wall-mounted cupboards, and a UPVC double glazed window overlooking the rear elevation. A door leads conveniently through to the utility room.





Utility Room

9' 7" x 7' 9" (2.92m x 2.36m)
 Fitted with a range of base units with laminate worktops incorporating a sink and drainer. Plumbing for washing machine and dryer. Wall cupboards. UPVC double glazed window and opaque UPVC double glazed door to side. Door to WC.

Wc

Comprising close coupled WC and wash hand basin set in vanity unit. Radiator. Opaque UPVC double glazed window to front elevation.

Dining Room

12' 5" x 9' 5" (3.78m x 2.87m)
 Engineered Oak flooring. Radiator. Open to sitting room.

Sitting Room

22' 10" x 18' 10" (6.96m x 5.74m)
 A spacious, light-filled room enhanced by engineered oak flooring and UPVC double glazed windows, including a bay window that adds character and natural light. French doors to the side elevation provide direct access to the garden, while three radiators ensure warmth and comfort throughout the space.



First Floor Landing

Spacious landing space with UPVC double glazed window to front elevation. Two radiators. Doors to bedrooms and family bathroom.

Bedroom One

19' 5" x 16' 4" max into doorway (5.92m x 4.98m max into doorway)
 Spacious bedroom with is fitted with a range of bedroom furniture including wardrobes, bedside tables and drawers. Two radiators. UPVC double glazed windows to front, rear and side elevations with pleasant views. Door to ensuite.

Ensuite

8' 8" x 6' 6" (2.64m x 1.98m)
 Comprising a bath with mixer taps, close coupled WC and wash hand basin. Heated towel rail. Ceramic tile flooring. Tiled splashbacks. Opaque UPVC double glazed window to front elevation. Inset spotlights and extractor fan.



Bedroom Two

16' 3" max x 12' 10" (4.95m max x 3.91m)
 Two UPVC double glazed windows to front elevation. Fitted wardrobes, dressing table, drawers and bedside tables. Radiator. Door to ensuite.

Ensuite

6' 10" x 6' 6" (2.08m x 1.98m)
 Comprising corner shower, wash hand basin set in vanity unit and close coupled WC. Ceramic tile flooring. Tiled splashbacks. Heated towel rail. Inset spotlights and extractor fan.

Bedroom Three

11' 10" x 13' 1" (3.61m x 3.99m)
 UPVC double glazed window to rear elevation. Radiator. Door to ensuite.

Ensuite

Comprising double shower, close coupled WC and pedestal wash hand basin. Ceramic tile flooring. Heated towel rail. Tiled splashbacks. Inset spotlights and extractor fan.



Bedroom Four

13' 5" x 13' 1" (4.09m x 3.99m)
UPVC double glazed window to rear elevation with pleasant open views. Radiator. Access to loft.

Bedroom Five

13' 5" x 10' 9" (4.09m x 3.28m)
UPVC double glazed window to front elevation. Radiator.

Bedroom Six

11' 11" x 8' 7" (3.63m x 2.62m)
UPVC double glazed window to front elevation. Radiator.

Family Bathroom

9' 5" x 8' 1" (2.87m x 2.46m)
Comprising corner Jacuzzi bath, corner shower, wash hand basin and close coupled WC. Heated towel rail. Ceramic tile flooring. Tiled splashbacks. Inset spotlights and extractor. Opaque UPVC double glazed window to rear elevation.

Outside

Occupying a generous plot, the property is accessed via double gates opening onto a spacious driveway with ample parking for multiple vehicles. The attractively landscaped front garden boasts raised flower beds and sandstone pathways that continue along the side of the property, leading to a porcelain patio area and a stylish garden room. Beyond this, a further level sandstone patio opens out to a lawned garden, all enclosed by fencing to provide a sense of privacy and security. Additional features include two external water taps and side access to the garage.

Garage

Spacious garage with electric remote controlled roller doors. Wall mounted Vaillant gas boiler and hot water cylinder. Shelving.



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