

Blossom Hill Ely Valley Road
Talbot Green
Rhondda Cynon Taff
CF72 8AP

£695,000



- OUTSTANDING PRESENTATION THROUGHOUT
- SUPERB PRIMARY BEDROOM SUITE WITH BALCONY
- PRIVATE DRIVEWAY WITH EXTENSIVE PARKING
- CONSERVATORY
- OVER 2.800 SQ FT OF LIVING SPACE
- GENEROUS REAR GARDEN
- NEWLY FITTED KITCHEN

- SUPERB ROAD LINKS

- SPACIOUS EN-SUITE BATHROOM
- CENTRAL LOCATION

Ref: PRA11488

Viewing Instructions: Strictly By Appointment Only

General Description

A BEAUTIFULLY PRESENTED PROPERTY WITH THE 'WOW' FACTOR, SET ON A SUBSTANTIAL PLOT IN ONE OF TALBOT GREEN'S MOST HIGHLY SOUGHT AFTER LOCATIONS.

Hywel Anthony Estate Agents, Talbot Green are delighted to welcome you to 'Blossom Hill' an exceptional executive family home within the catchment area of Y Pant School. Talbot Green provides great transport links to Cardiff via the M4 (J34) the Vale of Glamorgan and the renowned South Wales coastline. 'Blossom Hill' is within walking distance of the village, close to all amenities such as the local Post Office several restaurants shops surgery pharmacy and two primary schools. Pontyclun Train Station is a 20-minute walk. Furthermore the property sits on one of the largest plots in the area and overlooks Llantrisant & Pontyclun Golf Club.

The internal space has been meticulously maintained to a high standard by the current owners, offering spacious and flexible living throughout. The ground floor features a welcoming entrance hall, three distinct reception rooms, a utility room and a cloakroom. Undoubtedly the beating heart of this home is the stunning kitchen-dining room, complete with a central island and extensive breakfast bar perfect for family gatherings or entertaining guests. This space flows seamlessly into a substantial conservatory that opens directly onto the rear garden. The windows to the front of the property were all replaced in 2020 and the expansive rear garden enjoys the sunshine all day long.

The first floor comprises four generously-sized double bedrooms and a modern family shower room. The spacious primary bedroom suite spans the width of the property and includes a vaulted ceiling, double doors leading to a private balcony overlooking the rear garden, a large dressing area and a luxurious four-piece ensuite bathroom.

Externally, the sweeping driveway provides off-road parking for several vehicles. A side access gate leads to the rear of the property, featuring a paved patio area, a large lawn and a low-maintenance stone-chipped section in cream and honey tones.

Accommodation



Front Aspect

Externally the property benefits from an impressive frontage providing off-road parking for multiple vehicles. Paved steps and patio lead to the front porch, while an elevated area is laid with decorative gravel stone benefitting from zero-maintenance. The private rear garden can be accessed via the side gate.

Porch (3' 7" Max x 4' 10" Max) or (1.09m Max x 1.48m Max)

The property is entered via the front porch, which is light and airy due to the front aspect decorative arch window and the frosted side window. A second fully-glazed door provides access into the hallway. Tiled floor.



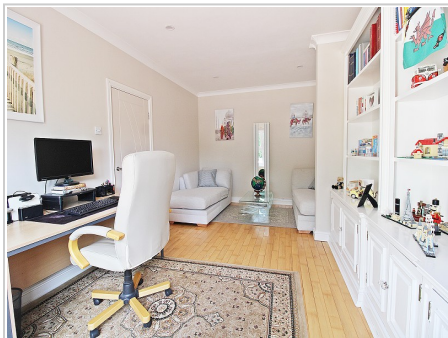
Hallway (17' 3" Max x 5' 11" Max) or (5.25m Max x 1.81m Max)

The hallway is light and welcoming and provides access to the lounge, the sitting room/study and the kitchen-dining room. The decor is finished in neutral tones with real Canadian Maple wood flooring and LED spot lights to the ceiling. Radiator.



Lounge (17' 3" Max x 10' 11" Max) or (5.25m Max x 3.32m Max)

The lounge is set to the front of the property, with a large bay window overlooking the driveway. This room features an enclosed gas fire with marble hearth and a fitted carpet laid over a parquet floor. Double doors open out into the kitchen-dining room. Radiator.



Sitting Room/Study (17' 3" Max x 10' 9" Max) or (5.25m Max x 3.27m Max)

The sitting-room/study is located to the front of the property and features real Canadian Maple wood flooring which continues in from the entrance hall. The additional cosy sitting area features a mirrored column radiator and is complemented by the built-in bookcase and substantial storage cupboards. Radiator.



Kitchen/Diner (14' 4" Max x 26' 11" Max) or (4.38m Max x 8.20m Max)

Without doubt the spacious kitchen/dining room is the social hub of this home. It is elegantly finished in neutral tones with oak effect flooring. The room is illuminated by a combination of a central pendant light above the dining table and recessed LED spotlights in the featured kitchen ceiling. This quality kitchen has been thoughtfully designed by Appletree Kitchens of Pontyclun and was fitted less than 18 months ago. Its neutral colour base provides an extensive range of base and full-length units, including a breakfast cupboard with internal lighting and

a pull-out larder. The quartz countertops offer considerable preparation space throughout and continue through to the windowsill. Among its integrated appliances are two Neff Slide&Hide ovens, two Neff microwave-combi ovens, two Bosch fridge-freezers, a Bosch dishwasher. The central island houses the Smeg induction hob, under-counter storage bins, further preparation area and a shrewdly concealed downdraft extractor. The sink area has a 1.5 bowl inset Franke sink with side drainer and overlooks the private rear garden. Radiator. This room is finished with oak effect flooring. Double doors lead from the dining area into the sizeable conservatory.



Conservatory (20' 6" Max x 13' 11" Max) or (6.24m Max x 4.24m Max)

The conservatory is accessed via the dining room and is decorated in light tones with oak effect flooring. This space offers total privacy and is extremely versatile, ideal when entertaining guests. The conservatory roof was constructed using blue solar control, self-cleaning glass. Mirrored column radiator. Radiator. TV points.

The side lobby offers alternative access to the property and is the main entrance used by the current owners. This space allows direct access to the utility room, the kitchen, the ground floor WC and the former garage, now storage room. It is decorated in neutral tones and benefits from a tiled floor, which follows through to the utility room and downstairs WC. Radiator.

Lobby

The side lobby offers alternative access to the property, and is the primary entrance used by the current owners. This space allows direct access to the utility room, the kitchen, the ground floor WC and the former garage, now storage room.

It is decorated in neutral tones and benefits from a tiled floor, which follows through to the utility room and downstairs WC. Radiator.



Utility Room (10' 5" Max x 7' 8" Max) or (3.18m Max x 2.33m Max)

The spacious utility room overlooks the private patio area and offers both wall and base units with 1.5 bowl sink and drainer and plumbing for washing machine. There is additional space for a tumble dryer. Furthermore? the manifest for the under-floor heating is sited here. Please note? the current owners no longer utilize the under-floor heating? but we understand that it can be re-connected.

WC (7' 9" Max x 3' 3" Max) or (2.35m Max x 0.98m Max)

The ground floor WC benefits from a rear aspect window and white suite consisting of WC and vanity wash hand basin. Electric radiator.

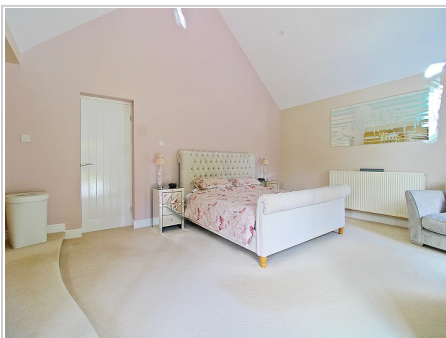
Storage Room (16' 3" Max x 7' 1" Max) or (4.96m Max x 2.17m Max)

A generous storage room, formerly the single garage. This space features ample built-in storage? which includes the boiler cupboard. The current owners inform us that the combi-boiler was replaced 7 years ago. Radiator.



Landing

A light and airy landing area has a fitted carpet that continues from the stairs? and provides access to all four bedrooms and family shower room. It receives natural light from the window overlooking the front of the property? in addition to a central pendant light fitting. The loft is fully boarded and has lighting and a velux window? and is accessed from the landing by way of a timber loft ladder.

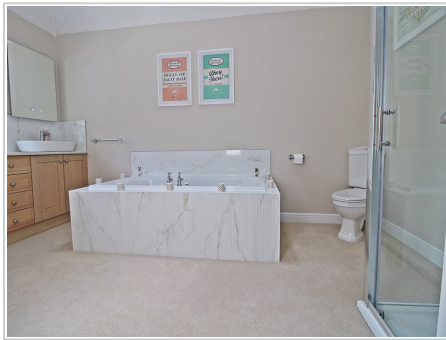


Master Bedroom (14' 4" Max x 26' 11" Max) or (4.38m Max x 8.20m Max)

The stunning primary bedroom suite overlooks the rear of the property. A 'wow' factor room complete with dressing area, balcony and access to ensuite bathroom. The bedroom is finished in neutral tones with fitted carpet throughout, two Juliet-style balconies overlooking the rear garden? and double doors leading to the private balcony? with ample space to sit and enjoy the expansive gardens. A superb vaulted ceiling makes the room feel open and spacious? and offers a real 'wow' to this room. LED Spotlights. Radiator.

Dressing Area (11' 2" Max x 7' 9" Max) or (3.40m Max x 2.35m Max)

We invite you to step up into the dressing area, with its comprehensive range of fitted wardrobes? some mirror-fronted and a dressing table to match. There is a velux window to provide natural light? together with LED spotlights.



En Suite (14' 4" Max x 9' 5" Max) or (4.38m Max x 2.86m Max)

A generous ensuite bathroom is accessed via the dressing area? and consists of a double-sized shower, separate Jacuzzi bath and a low-level toilet with concealed flush. The double sink vanity unit is set on numerous base units? providing ample storage. The d?cor is neutral and the fitted carpet offers a luxurious feel underfoot. A further interesting feature of this room is the traditional style radiator? with built-in heated towel rail. Roman blind.



Balcony

The covered balcony provides the ideal space for a relaxed morning breakfast, and can be used in all weathers. The artificial grass suggests an indoor/ outdoor feel? and the space benefits from electric points and lighting.



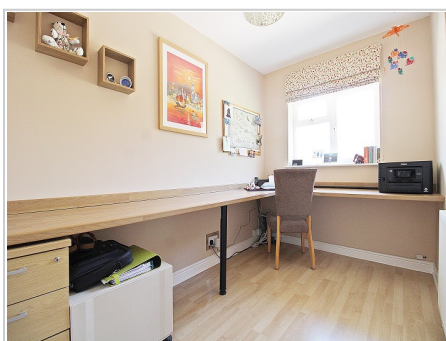
Bedroom 2 (10' 8" Max x 10' 10" Max) or (3.25m Max x 3.29m Max)

The large bay window creates a bright and airy feel to this room. The d?cor is neutral and a range of fitted wardrobes provide plenty of storage? together with two matching bedside cabinets. Laminate flooring. Radiator.



Bedroom 3 (11' 7" Max x 10' 11" Max) or (3.54m Max x 3.33m Max)

A third double bedroom is set to the front of the property? and benefits from a range of fitted wardrobes and matching bedside cabinets. Laminate flooring. Radiator.



Bedroom 4 (6' 9" Max x 11' 2" Max) or (2.06m Max x 3.40m Max)

Bedroom four is used as an additional study by the current owners, with a spacious fitted desk area and frosted window with side aspect. It has been previously used as a bedroom. Laminate flooring. Radiator.



Shower Room (5' 6" Max x 10' 11" Max) or (1.67m Max x 3.34m Max)

The family shower room is accessed from the landing and features a frosted side aspect window, allowing natural light to complement the tiled flooring. The suite includes a fully-tiled double-sized shower, double sink vanity unit and a WC with concealed flush. Towel radiator.



Rear Garden

Externally, the property features an impressive enclosed rear garden. The lower section is thoughtfully designed with a patio and artificial grass, seamlessly transitioning via steps to a large, well-maintained lawn adorned with mature trees and shrubs. Beyond this expansive lawn, a spacious stone-chipped area provides additional versatile outdoor space. The exterior space benefits from two double electrical points and two water outlets, one of which provides hot water.

Tenure

We have been advised by the Vendor that the tenure is Freehold. References to the Tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor.

Please note: All room sizes are approximate. These sales particulars have been prepared by Hywel Anthony Estate Agents upon the instruction of the vendor(s). Services, fitting and equipment referred to with the sales particulars have not been tested (unless otherwise stated) and no warranties can be given. Accordingly the prospective buyer(s) must make their own enquiries regarding such matters.

Where building work or extensions have taken place, we can confirm that we have not had sight of any planning or building certificates/regulations and are advertising purely on the information provided to us by the vendor. We recommend that you refer any such matter back to your legal representative.

Services

Mains drainage, mains gas, mains water, mains electricity

EPC Rating:70

Council Tax

Band F






GROUND FLOOR

1ST FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	70	
(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	

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.



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Measurements: indicated are supplied for guidance only and as such must be considered incorrect.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

These particulars are issued in good faith and do not constitute representations of fact or form part of any offer of contract. Information referred to in these particulars should be independently verified by prospective buyers. The deeds or the tenure of the property have not been inspected. Information supplied by the vendor and its accuracy is not guaranteed, nor will we accept responsibility for any error therein. 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.