

Brook House, Rhiwsaeson Road

Cross Inn | Pontyclun | CF72 8NZ

Detached | Fixed Price £699,950



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PROPERTY DESCRIPTION

**** UNIQUE BARN CONVERSION ** IMMACULATE ** SUPERB VIEWS **** MGY are delighted to offer this stunning pre 18th Century barn conversion set in a rural position in mature gardens of approximately 1.32 acres. The accommodation comprises spacious entrance hall with oak staircase, three bedrooms, master ensuite and family bathroom to the ground floor. The first floor has a spectacular reception room with high vaulted ceiling, kitchen/breakfast room, utility room and wc. The detached self contained annex provides a further bedroom with open plan family room, kitchen and bathroom (provides an income for bed & breakfast usage). Stable doors open onto the substantial gardens with surrounding scenic views. Spacious driveway and double tandem garage. A fantastic property that must be viewed.

- **Tenure** Freehold
- **Council Tax Band** G
- **Floor Area** 2,045 sq ft
- **Viewing Arrangements**
Strictly by Appointment

LOCATION

Situated on a quiet road in Cross Inn with easy access to Llantrisant, providing out of town shopping. The property is also within easy access to Junction 34 of the M4 motorway.

ENTRANCE

Entered via paved driveway with landscaped gardens to side.

HALLWAY

Entered via solid oak door. Double glazed solid oak windows to front. Two radiators. Slate tiled floor. Solid oak turning staircase to first floor. Telephone point. Doors to three bedrooms and family bathroom.

MASTER BEDROOM

12' 4" x 20' 9" (3.763m x 6.325m)
Double glazed solid oak French doors to front, plus double glazed solid oak window to front. Radiator. Doors to dressing room and ensuite.

DRESSING ROOM

6' 9" x 10' 0" (2.068m x 3.063m)

Range of hanging and shelf space. Power and lighting. Radiator

ENSUITE

6' 8" x 10' 2" (2.051m x 3.119m)
Double walk in shower. Low level wc. His and Her sink units with mirrored cabinets and fitted lighting. Heated towel radiator. Part tiled walls. Tiled floor with underfloor heating

BEDROOM TWO

16' 11" x 13' 4" (5.157m x 4.086m)
Two double glazed solid oak windows to front and side. Radiator. Fitted wardrobes with hanging and shelf space.

BEDROOM THREE

8' 7" x 11' 10" (2.636m x 3.610m)
Double glazed solid oak window to front. Radiator.

FAMILY BATHROOM

6' 9" x 11' 9" (2.081m x 3.586m)
Two obscure double glazed solid oak windows to rear. Panelled bath. Low level wc. Pedestal wash hand basin with fitted mirror and lighting above. Double walk in

shower. Fully tiled walls. Tiled floor with underfloor heating. Radiator.

FIRST FLOOR

LOUNGE/DINER

31' 3" (into alcove) x 19' 8" (max) (9.532m x 6.019m) A superb space with vaulted ceiling and views. Three double glazed solid oak windows to front, plus double glazed solid oak patio doors to rear with glazed panels to side leading onto decking area. TV aerial point. Wall mounted gas fire. Three radiators. Doors to utility room and kitchen/breakfast room.

UTILITY ROOM

6' 5" x 6' 4" (1.967m x 1.944m)
Double glazed solid oak window to rear, plus solid oak door to side. Floor standing boiler. Space for washing machine and tumble dryer. Eye level storage units. Radiator. Door to wc.

WC

6' 5" x 2' 10" (1.981m x 0.883m)
Obscure double glazed solid oak window to side. Low level wc.

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Corner pedestal wash hand basin with tiled splashback. Radiator.

KITCHEN/BREAKFAST ROOM

19' 6" x 11' 10" (5.969m x 3.612m)
Double glazed solid oak windows to front and rear. Modern fitted kitchen with a range of base and eye level units incorporating one and a half under counter stainless steel sink unit with integrated drainer and mixer tap and complementary granite work

surfaces. Built in Neff electric oven, microwave, induction hob and extractor over. Integrated fridge, freezer and dishwasher. Fossilised sandstone tiled floor. Radiator. Space for dining table and chairs.

SEPARTATE ANNEXE/BEDROOM FOUR

18' 5" (max) x 19' 6" (max) (5.620m x 5.959m) Entered via obscure double glazed wooden door. Open plan living space with double

glazed wooden windows to side and rear, plus wooden stable door leading to rear patio area and garden. Fitted kitchen with a range of base and eye level units incorporating stainless steel sink unit with drainer and mixer tap and complementary work surfaces. Built in electric oven and hob with extractor over. Integrated fridge. Door to ensuite.



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ENSUITE

6' 6" x 8' 2" (1.992m x 2.496m)
Obscure double glazed wooden window to front. Shower cubicle. Low level wc. Pedestal wash hand basin. Radiator.

OUTSIDE

REAR GARDEN

The property is surrounded by mature gardens approximately 1.34 acres with landscaped

frontage including water feature, mature shrubs and hedges. Finely manicured lawn to rear with summer house and stream to side offering an idyllic sitting area. Stone walled patio and pebbled area. Driveway provides off road parking for numerous cars.

DOUBLE GARAGE

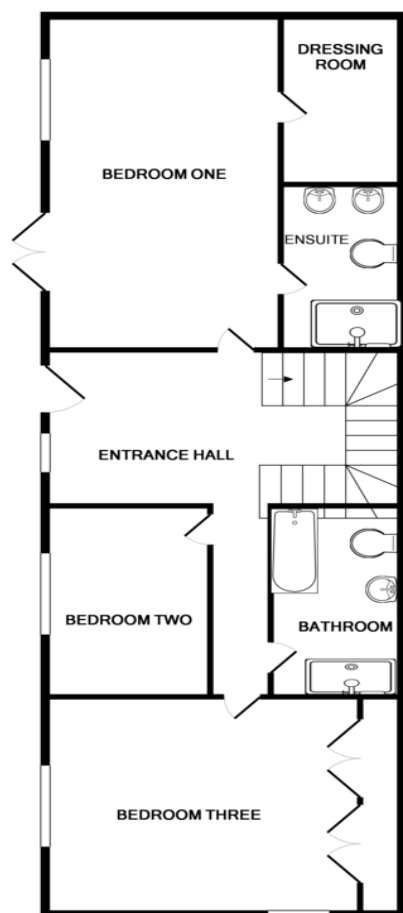
Double tandem garage with wooden doors to the front. Power and lighting. Oil tank.

ADDITIONAL INFORMATION

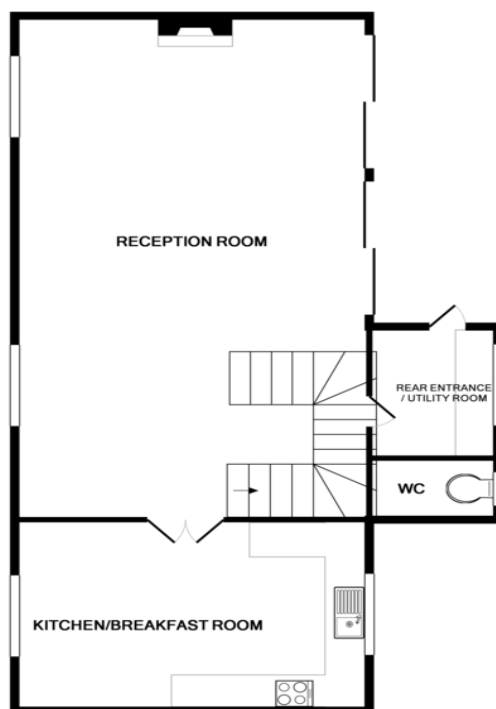
The detached annex has been used as a bed and breakfast and can comfortably provide an income of £10,000 +. For more information please contact the Radyr branch.



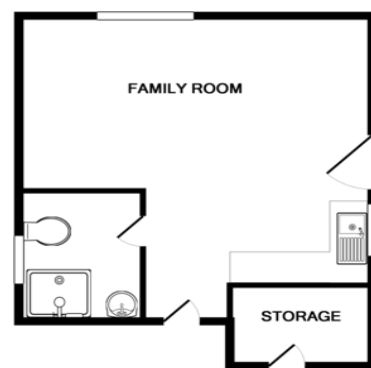
FLOORPLANS



GROUND FLOOR

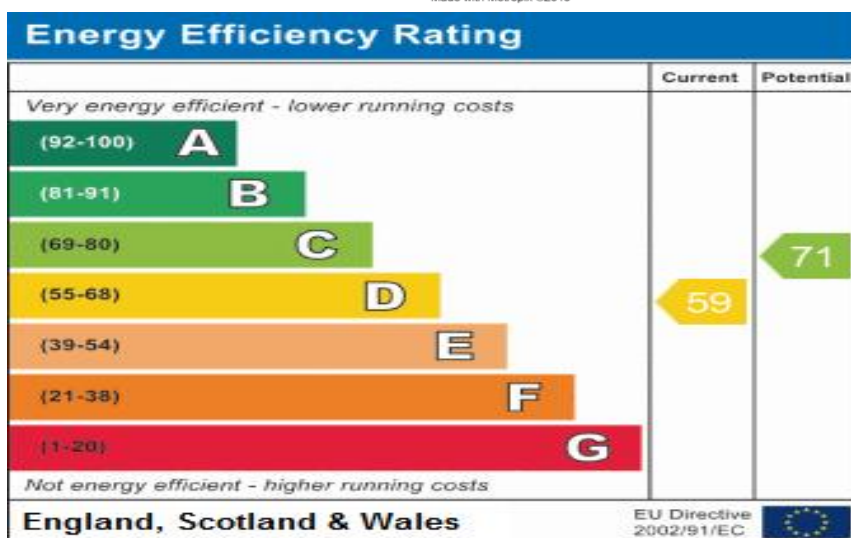


1ST FLOOR



SEPARATE ANNEX

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and 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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