

# Brynteg House | Newbridge Road

Llantrisant | Pontyclun | CF72 8EY

Detached House | Asking Price Of £785,000



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# PROPERTY DESCRIPTION

\*\* STUNNING PERIOD PROPERTY WITH 3.5 ACRES \*\* A fantastic opportunity to acquire this beautifully presented five double bedroom detached period property dating back 200 years. Situated within approx. 3.5 acres on the outskirts of Llantrisant village with easy access to A470 and M4. The accommodation briefly comprises hallway, lounge, formal dining room, kitchen/breakfast room, sitting room/study, wc, inner hallway, cellar and store room. To the first floor there are five double bedrooms, two bathrooms and separate wc. Long driveway to side with a variety of manicured gardens, stunning woodland and outstanding mature trees. Plenty of potential subject to necessary planning consent, also ideal for small holding or Bed & Breakfast. EPC: D

- **Tenure** Freehold
- **Council Tax Band** H
- **Floor Area (Approx.)** 3,513 sq. ft.
- **Viewing Arrangements**  
Strictly by Appointment

## LOCATION

Situated on the outskirts of Llantrisant village, near to out of town shopping. The property is also within easy access to Junction 34 of the M4 motorway.

## ENTRANCE

Pillared entrance, gravel driveway with extensive parking.

## HALLWAY

Entered via solid wood front door with glazed insert. Feature high ceiling with decorative coving. Doors to lounge, formal dining room, kitchen/breakfast room, sitting room/study, cloakroom and inner hallway. Radiator. Stairs to first floor.

## LOUNGE

23' 1" x 16' 10" (7.05m x 5.14m) A beautiful lounge area with feature corner turret to include recently installed uPVC double glazed sash windows to front and side. Additional bay window to front with uPVC double glazed sash windows. Wood burner with tiled hearth. Radiator.

## FORMAL DINING ROOM

14' 3" x 16' 10" (4.36m x 5.14m) Feature bay window to front comprising uPVC double glazed sash windows. Wood flooring. Two radiators. Open fireplace. Serving hatch to kitchen.

## KITCHEN/BREAKFAST ROOM

14' 3" x 15' 3" (4.36m x 4.65m) Fitted with a range of base and eye level units incorporating one and a half bowl stainless steel sink and drainer with complementary work surfaces. Tiled splashbacks. Fitted Range cooker and fridge. Two cupboards, one housing mains gas central heating boiler. uPVC double glazed sash window to rear with views. Radiator.

## SITTING ROOM/STUDY

14' 8" x 15' 3" (4.49m x 4.65m) Another spacious room with feature open fireplace and hearth. Two uPVC double glazed sash windows to rear with views over the garden. Radiator.

## CLOAKROOM

Fitted with low level WC and wall mounted wash hand basin. uPVC double glazed sash window to rear.

## INNER HALLWAY

10' 4" x 6' 11" (3.15m x 2.13m) Door to cellar. Flagstone flooring. Space for washing machine and tumble dryer. Two external doors to both sides. Door to large store rooms.

## CELLAR

Flagstone flooring. External door to rear.

## STORE ROOM/WORKSHOP

A former farmhouse dating back approximately 200 years. Flagstone flooring. uPVC double glazed sash windows to side. Partly tiled walls. Door to two further storage rooms. Potential to convert to further living accommodation subject to necessary consent.

## FIRST FLOOR

Landing with split staircase. The front of the house is made up of four double bedrooms and family bathroom. Airing cupboard. Rear staircase leads to double bedroom, bathroom and separate WC. Storage cupboard. Radiator.

### MASTER BEDROOM

18' 11" x 16' 10" (5.79m x 5.14m) A stunning master bedroom with corner turret which is fitted with uPVC double glazed sash windows. Radiator. Additional sash window to front aspect.

### BEDROOM TWO

11' 0" x 15' 1" (3.36m x 4.61m) uPVC double glazed sash window to front. Radiator.

### BEDROOM THREE

18' 9" x 15' 3" (5.74m x 4.65m) Two uPVC double glazed sash windows to rear with lovely views. Radiator. Feature cast iron fireplace.

### BEDROOM FOUR

11' 8" x 15' 1" (3.56m x 4.61m) uPVC double glazed sash window to front.

### FAMILY BATHROOM

9' 2" x 11' 2" (2.81m x 3.42m) Suite comprising low level WC, pedestal wash hand basin and panelled bath with shower attachment. Tiled splashbacks. Radiator. uPVC double glazed sash window to side with field views.

### BEDROOM FIVE

11' 6" x 15' 11" (3.51m x 4.86m) Situated to the rear of the property to include two uPVC double glazed sash windows to side with views. Radiator.

### BATHROOM TWO

6' 2" x 6' 11" (1.88m x 2.13m) Vaulted ceiling with sky light. Panelled bath and fitted shower cubicle with electric shower over. Tiled splashbacks. Window to side. Radiator.

### WC

2' 11" x 6' 11" (0.91m x 2.13m) Fitted low level WC. uPVC double glazed sash window to side.

### OUTSIDE

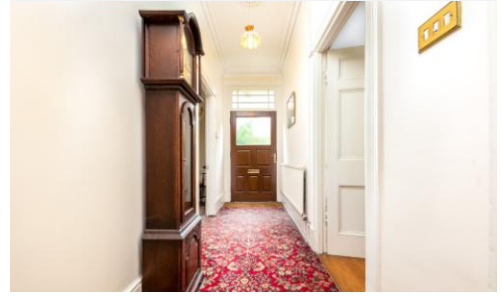
### GARDENS

The private gardens are laid to lawn surrounded by a variety of shrubs, hedges and beautiful mature trees expanding over 3.5 acres. To the front is a walled garden to include two feature monkey puzzle trees, laid to lawn and feature stone well. Outside tap and lighting.

### GARAGE/STABLES

Double garage with two separate up and over doors. Light and power.





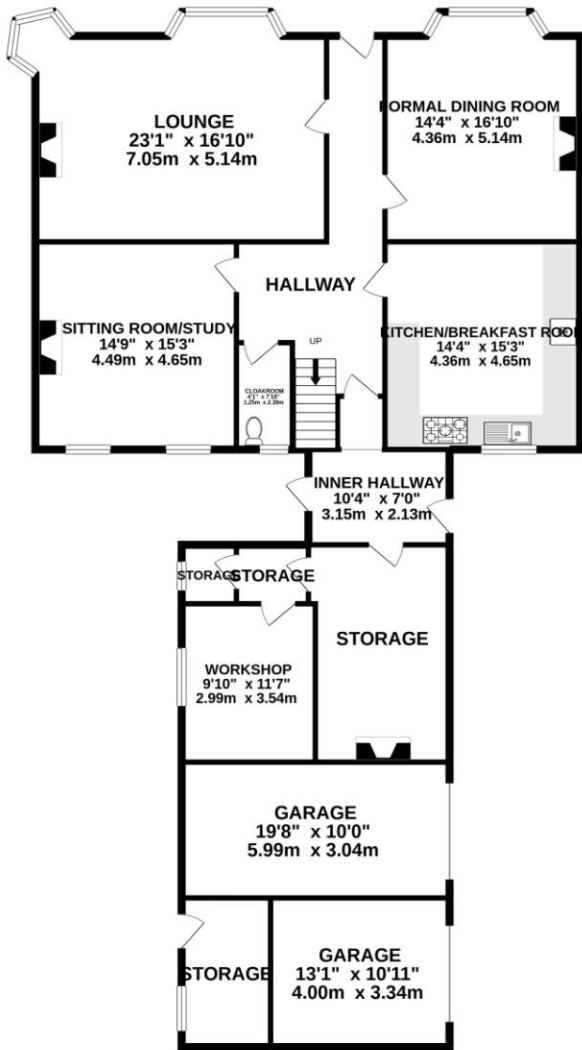
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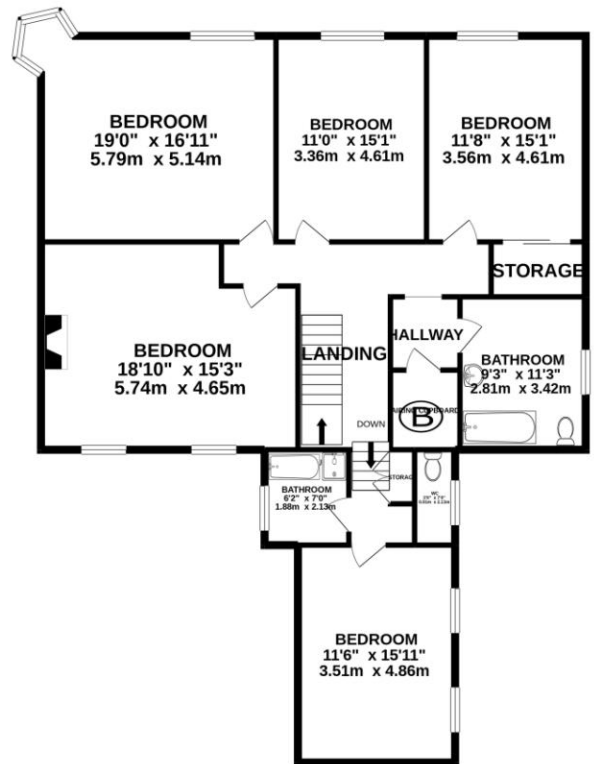


# FLOORPLANS

GROUND FLOOR  
2017 sq.ft. (187.4 sq.m.) approx.

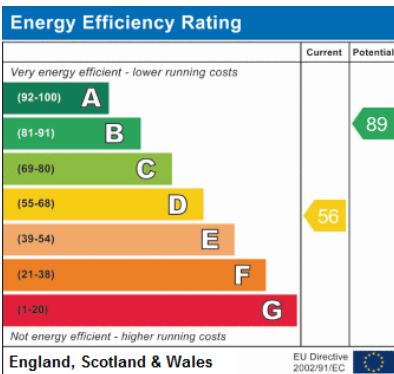


1ST FLOOR  
1495 sq.ft. (138.9 sq.m.) approx.



TOTAL FLOOR AREA : 3513 sq.ft. (326.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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