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4 Nant Rhydhalog Cowbridge Road, Talygarn, CF72 9FH

Pontyclun

Fixed Price **£689,995**

4 Nant Rhydhalog

From our Cowbridge offices, travel in an easterly direction up High Street to the traffic lights. Turn left at the traffic lights through Aberthin, Ystradowen, you will travel past Apple Blossom Cattery on your right-hand side, a little after will be a right hand turning onto Nant Rhydhalog, follow this road over speed bumps which you will come to a double parking area in front of double garages. The property will be on your right hand at the end of the small driveway.

What3words: canal.puff.beside

Spacious home with modern kitchen, 4 bedrooms, office, double garage, verandah, and streamside garden. En-suite and main bathrooms, utility, and storage. Rural views and private drive.

Council Tax band: G

Tenure: Freehold

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The LIVING ROOM is a very generous size with fitted carpet, exposed stone walls, vaulted ceiling with beams, and a gas fired log effect fire. The LOUNGE and DINING AREA flow naturally into the KITCHEN, which is fitted with grey speckled, granite worktops, a five-burner gas hob with glass extractor, AEG double oven and grill, two additional AEG built-in combi oven/microwave appliances, which together provide sufficient cooking options for the largest of families and discerning cooks, double fridge and freezer, pull-out pantry, and stainless steel sink, vaulted ceilings, Velux windows, and a UPVC barn door allow light to flood the space. A fitted bench in the dining area and a UTILITY SPACE with washer, dryer, and storage complete the practical touches.
The MASTER BEDROOM has fitted carpet, with a feature grey wall, vaulted ceiling with beams, fitted wardrobes, and an EN-SUITE BATHROOM with bath with mixer tap and showerhead, half-height blue and white tiling and a low-level WC. BEDROOM TWO offers a cosy retreat with fitted carpet, vaulted ceiling, exposed stone feature wall and beams, with views over the courtyard. BEDROOM THREE, fitted carpet, white walls, vaulted ceiling and courtyard views. BEDROOM FOUR has a cream carpet, exposed beams, built-in storage, and single bed.

The MAIN BATHROOM is finished to a high standard, with a light colour tiled floor, tiling to walls, a double shower with overhead fitting, modern sink with storage, low-level WC and a white towel radiator. The bathroom also has an added storage cupboard housing the hot water boiler.

The OFFICE is a versatile space with exposed stonework, beams, and bi-fold doors to the courtyard. A separate toilet room houses the Worcester boiler and offers additional storage.

Outside, the property boasts a DOUBLE GARAGE, an impressive, premium quality bespoke-built, solid steel-framed, 60m2 veranda with 10mm safety glass roof, and a boundary that runs alongside a stream, leading to open fields. A right of way provides access to the driveway, ensuring convenience without compromising privacy.

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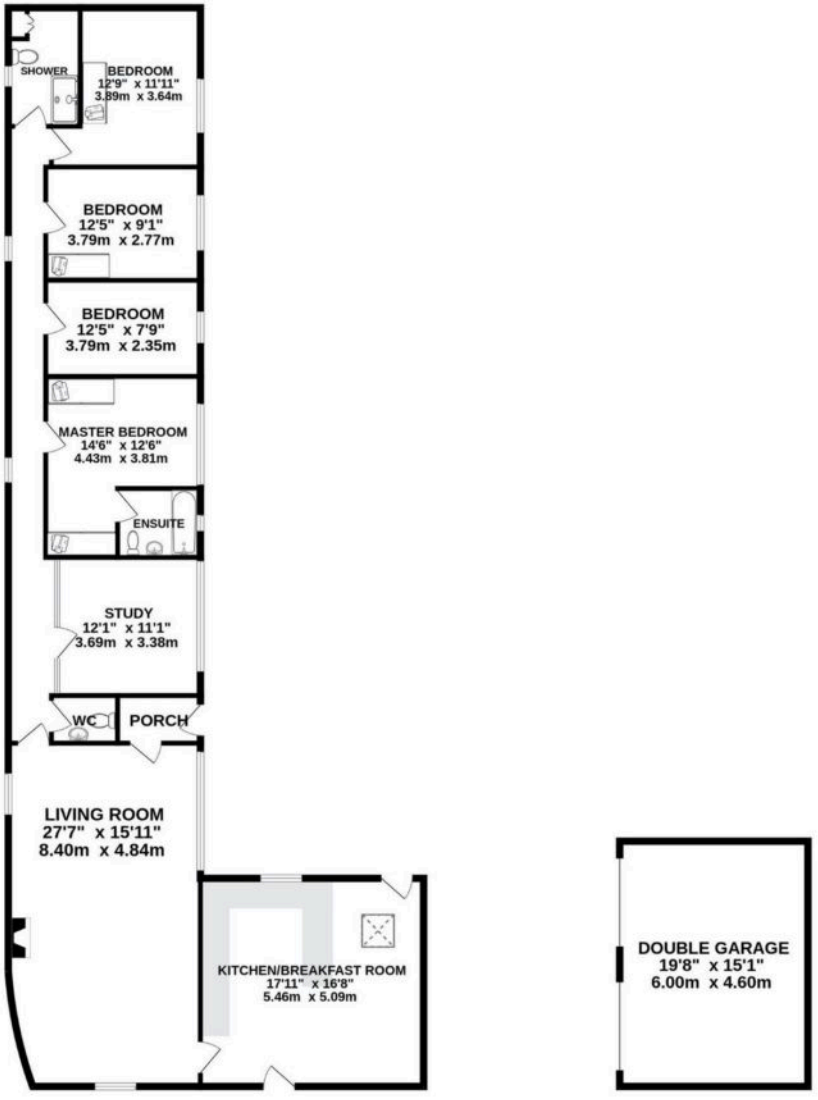
GROUND FLOOR
1918 sq.ft. (178.2 sq.m.) approx.



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TOTAL FLOOR AREA : 1918 sq.ft. (178.2 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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