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Dan-y-Felin, Llantrisant, Pontyclun

OFFERS OVER £475,000 Freehold

An exceptional five-bedroom detached home set within a sought-after pocket of Llantrisant. Offered with no onward chain, this impressive home offers generous living accommodation, ample off-road parking, and superb connectivity to highly regarded schools, local amenities, and transport links.

SCAN ME



A rare opportunity to acquire this substantial five-bedroom detached family home, set within the highly desirable residential area of Llantrisant, Pontyclun. Built in 1972, this impressive home offers a superb combination of generous proportions, flexible living space, and excellent parking provision, making it perfectly suited to modern family life. Offered to the market with no onward chain, this is a fantastic opportunity for a smooth and uncomplicated move.

A Home Designed for Family Living

Upon entering, you are welcomed by a spacious and inviting hallway that immediately sets the tone for the home's sense of scale and potential.

The bright and airy double aspect living room enjoys an abundance of natural light and provides an excellent space for both relaxing and entertaining. This flows seamlessly into the well-proportioned kitchen, designed with everyday family life in mind and offering excellent scope for personalisation.

Adjoining the kitchen is a useful utility room and ground floor WC, enhancing practicality and convenience.

A standout feature of the ground floor is the additional reception room, accessed via the main living space and leading directly to the garage. This highly versatile area is ideal as a family room, home office, playroom, or even a hobby space—adapting effortlessly to your needs.

To the first floor, the property continues to impress with five well-proportioned bedrooms, all benefitting from built-in wardrobe space.

The principal bedroom offers a particularly appealing layout, having been enhanced with a dedicated dressing room (converted from the original en-suite), providing both practicality and a sense of luxury.

A well-appointed family bathroom serves the remaining bedrooms, making this an ideal home for larger families or those requiring flexible accommodation.

Externally, the property benefits from an integral double garage with internal access, alongside a generous driveway providing parking for multiple vehicles.

To the rear, mature gardens offer a private and established outdoor setting, with excellent potential for landscaping or further enhancement to create a truly impressive outdoor living space.

This beautiful home is situated in one of South Wales' most sought-after village settings, Dan-y-Felin enjoys a peaceful residential position while remaining exceptionally well connected.

Llantrisant and nearby Pontyclun offer a vibrant mix of independent shops, cafés, restaurants, and everyday amenities, alongside historic landmarks such as Llantrisant Castle and the Royal Mint Museum.

For outdoor enthusiasts, the area is well served by scenic walking routes, Llantrisant Common, and nearby green spaces, offering excellent opportunities for recreation and family time.

The location benefits from outstanding connectivity, with Pontyclun railway station offering direct services to Cardiff and Swansea. The M4 corridor is also within easy reach, providing convenient access across South Wales and beyond.

Families will be pleased to learn that the area is well served by respected English and Welsh-medium education options:

English-medium primary:

- Llantrisant Primary School

English-medium secondary:

- Bryncelynnog Comprehensive School

Welsh-medium primary:

- Ysgol Gynradd Gymunedol Gymraeg Llantrisant

Welsh-medium secondary:

- Ysgol Llanhari

Dan-y-Felin is a substantial and highly versatile family home, thoughtfully arranged to offer exceptional space, flexibility, and long-term potential offering:

- Five bedrooms, all with built-in storage
- Flexible ground floor living with multiple reception spaces
- Utility room, WC, and adaptable additional reception room
- Double integral garage with internal access
- Generous driveway parking
- Mature gardens with excellent potential
- Prime Llantrisant location with strong transport links
- No onward chain

This is a home that offers space, flexibility, and long-term potential in equal measure.

With some modernisation, it presents an exciting opportunity to create a truly exceptional family residence tailored to your own taste and lifestyle.

We invite you to have a viewing to truly grasp all this home has to offer.

Book a viewing with Olivia Louise on **02920 575 631**

or Email: sales@olivia-louise.co.uk

For mortgage guidance or an up-to-date Agreement in Principle, our team offers free, no-obligation consultations to make the process simple and stress-free.

Additional Information

Buyers are required to pay a non-refundable Anti-Money Laundering (AML) administration fee of £30 (inc. VAT) per buyer upon acceptance of an offer.

Front Garden

Approach this stunning home via a gated, paved double driveway, framed by a meticulously maintained front garden. The house exudes immediate curb appeal, with elegant faades that complement the natural surroundings. Positioned to enjoy sweeping views over the town below, the property fronts onto mature trees, offering both privacy and a sense of serene elevation.

Porch

Porch A generously proportioned porch provides a welcoming entrance, complete with a built-in cupboard offering practical extra storage; perfect for coats, shoes, or household essentials.

Hall

Step into a spacious entrance hall, featuring an elegant staircase with stylish open risers that allow light to flow through. The generous space beneath provides clever storage solutions, while the hall seamlessly connects to the main living room and the kitchen, creating a welcoming and practical hub for family life.

Dining Room *w: 3.66m x l: 4.88m*

The dining space serves as the heart of the home, seamlessly connecting to the kitchen and bringing the downstairs living areas together. Flooded with natural light from a window overlooking the garden, it creates a perfect setting for family meals or entertaining, combining functionality with effortless style.

Kitchen *w: 2.74m x l: 3.66m*

A spacious, well designed kitchen boasts ample counter space and a window framing views of the garden, filling the room with natural light. There's room for a table, making it ideal for casual dining, and it seamlessly connects to both the hall and the second living room/lounge, from the dining room creating a practical and social hub for family life.

Lounge *w: 3.05m x l: 4.27m*

A versatile space that can be adapted to suit your lifestyle; perfect as a second lounge, home office, home bar, or playroom! This room enjoys direct access to the garden, providing a seamless indoor-outdoor connection for the heavy shopping, and offers a wonderful bonus area that adds both flexibility and appeal to the home.

Utility Room *w: 2.44m x l: 2.44m*

A thoughtfully designed utility room provides a dedicated space for white goods, keeping the kitchen clutter-free and organised. This practical yet stylish addition enhances family life, offering convenience and functionality without compromising on design. A well positioned door leading out into the garden

Cloakroom

A convenient cloakroom featuring a WC and wash hand basin, providing an essential addition to any home. Perfect for families and for entertaining, it combines practicality with style, ensuring guests and household members alike enjoy ease and comfort.

Integral Garage *w: 4.88m x l: 4.27m*

A practical garage with a rolling door provides ample storage and the perfect way to drive in, unload shopping or the kids, and step straight into the home. While offering a blank canvas for customisation, it combines convenience with functionality, making daily life effortless.

Garden

The garden offers a unique, multi-level design that encourages exploration and makes the most of the outdoor space. A charming patio area provides a perfect spot for al fresco dining or morning coffee, while the steps lead to additional terraces and secluded corners, creating a sense of privacy and discovery. With a little imagination, this garden becomes an enchanting retreat, ideal for family life or entertaining guests.

First Floor

Landing

A spacious, light-filled landing provides elegant access to the bedrooms, creating a sense of openness and flow throughout the upper floor.

Primary Bedroom *w: 3.35m x l: 4.27m*

A generous and elegant primary bedroom featuring built-in wardrobes and a vanity desk, combining style with practicality. Bathed in natural light, the room provides a ready-made canvas for personalization, offering a serene and

comfortable retreat.

4th Bedroom *w: 2.74m x l: 2.74m*

A spacious and versatile bedroom, featuring built-in sliding-door wardrobes that maximise storage while maintaining a sleek look. Ideal for family members, guests, or as a flexible space to suit your needs.

Wash Room *w: 1.52m x l: 1.22m*

A convenient washroom with a sink. The perfect space for busy mornings in a growing family! This handy space allows everyone to freshen up, brush their teeth, or grab a quick wash without interrupting the flow of the day. A simple but clever addition that keeps mornings running smoothly!

Bathroom *w: 1.52m x l: 3.05m*

A stylish and spacious bathroom featuring a walk-in shower and a contemporary sink, complemented by two windows that fill the room with natural light. With ample space and thoughtful design, it provides both comfort and practicality for daily family life.

5th Bedroom *w: 2.74m x l: 3.35m*

The smallest of the bedrooms, yet still generously proportioned. A charming and practical space with built in wardrobe that offers versatility as a guest room, child's bedroom, or home office.

2nd Bedroom *w: 3.66m x l: 3.35m*

A generously proportioned bedroom featuring built-in wardrobes and a dedicated vanity area, combining style, comfort, and practicality. This versatile space is perfect for family members or guests, offering both functionality and a touch of luxury.

3rd Bedroom *w: 3.66m x l: 2.74m*

Another generously sized bedroom, complete with built-in wardrobes, offering both comfort and practicality. With its ample space and thoughtful storage, this room is yet another example of how this home effortlessly caters to modern family life.

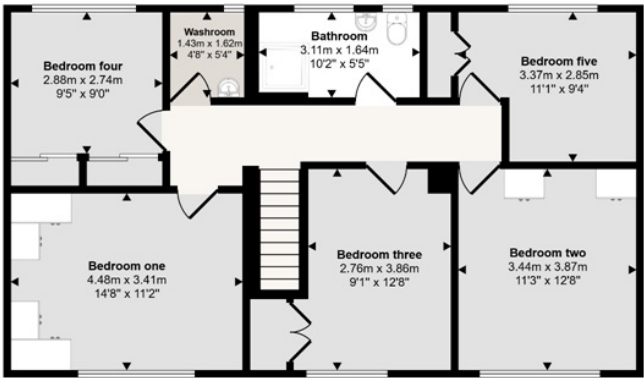




Approx Gross Internal Area
183 sq m / 1968 sq ft



Ground Floor
Approx 100 sq m / 1074 sq ft



First Floor
Approx 83 sq m / 894 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

Address: 1 Dan-y-Felin, Llantrisant, Pontyclun, CF72 8EH



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.