

Greenlands, Cowbridge Road

Pontyclun, Rhonssa Cynon Taff, CF72 9JU

Watts & Morgan



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Talygarn, Pontyclun, Rhondda Cynon Taff, CF72 9JU

£895,000 Freehold

4 Bedrooms | 3 Bathrooms | 3 Reception Rooms

A beautifully presented and individually designed detached family home, set within attractive landscaped gardens and enjoying stunning countryside views.

The spacious accommodation includes four double bedrooms, two en-suite bedrooms, three reception areas, an impressive open-plan kitchen/breakfast/family room, conservatory, utility and cloakroom. A generous loft room offers excellent potential for further use, subject to the necessary permissions.

Externally, the property is approached via electric gates and benefits from ample driveway parking, a detached double garage and secluded gardens.

An additional 7.4 acres of land available by separate negotiation.







Directions

Cowbridge Town Centre – 4 miles

Cardiff City Centre – 12.0 miles

M4 Motorway – 3.0 miles

Your local office: Cowbridge

T: 01446 773500

E: cowbridge@wattsandmorgan.co.uk







Summary of Accommodation

About The Property

'Greenlands' is a substantial and beautifully positioned family home, entered via a uPVC front door into a welcoming entrance hall with solid oak flooring, a staircase rising to the first floor and oak doors leading to the principal reception rooms.

The spacious dual-aspect living room is a bright and comfortable room, with double doors opening to the front and a central feature gas fireplace providing an attractive focal point. The formal dining room forms a generous second reception room and offers excellent versatility, whether used for more formal entertaining, family gatherings or as an additional sitting room.

The heart of the home is the impressive open-plan kitchen, breakfast and sitting room, enjoying a lovely outlook over the rear garden and providing a sociable space for everyday family life. The kitchen is fitted with a range of wall and base units with granite work surfaces, together with integrated appliances including a Rangemaster cooker and dishwasher, which are to remain. The kitchen opens into a spacious breakfast/family area with ample room for dining and relaxed seating, creating a particularly useful entertaining space.

A conservatory extends from the living accommodation and takes full advantage of the property's wonderful setting, with stunning views over the surrounding countryside. Completing the ground floor is a useful utility room with plumbing and additional storage, together with a downstairs cloakroom/WC.

To the first floor, the spacious principal bedroom enjoys dual-aspect views over the surrounding countryside and benefits from an en-suite shower room and walk-in wardrobe. The second bedroom is another generous double with its own en-suite bathroom, while the two further double bedrooms all enjoy attractive countryside views. The family bathroom is well appointed with a pedestal wash hand basin, low-level WC, walk-in shower and Jacuzzi bath.

A further staircase leads from the first floor to a particularly generous loft room. The space has been boarded and benefits from Velux windows and exposed cut timbers, offering excellent potential for a variety of uses, subject to any necessary planning permissions and building regulations.



Total area: approx. 397.5 sq. metres (4278.3 sq. feet)

Garden & Grounds

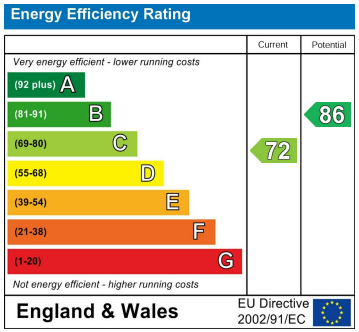
A substantial private driveway providing ample parking for several vehicles. A detached double garage, which benefits from power and lighting, together with a substantial loft area..

The gardens surrounding the property have been thoughtfully landscaped, with areas of stone chippings, mature shrubs and established planting creating an attractive setting. To the rear, a paved patio provides a pleasant area for outdoor seating and entertaining, leading onto a lawned garden bordered by well-stocked flower beds containing a variety of mature plants. Beyond the garage is a further secluded 'secret garden', with a productive vegetable patch and a selection of established fruit trees.

An additional 7.4 acres of land available by separate negotiation.

Additional Information

Freehold. Mains electric, water and gas connected. Cesspit drainage.



Scan to view property

Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.



Bridgend
T 01656 644 288
E bridgend@wattsandmorgan.co.uk

Cowbridge
T 01446 773 500
E cowbridge@wattsandmorgan.co.uk

Penarth
T 029 2071 2266
E penarth@wattsandmorgan.co.uk

London
T 020 7467 5330
E london@wattsandmorgan.co.uk

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