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DAN-Y-FELIN, LLANTRISANT, PONTYCLUN

FROM £500,000 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 spacious five-bedroom detached family home, nestled in the highly sought-after Llantrisant area of Pontyclun.

Built in 1972, the property offers a seamless blend of generous living spaces, flexible layouts, and excellent parking, perfectly suited to modern family life.

Offered with no onward chain, this home provides a chance for a swift and effortless move.

Step inside the welcoming hallway, setting the tone for a home that balances practicality and elegance.

The double living room is flooded with natural light and flows effortlessly into the spacious kitchen, designed for both family meals and entertaining. Adjoining the kitchen, is a utility room and ground-floor WC to add convenience, while a versatile additional reception space leading to the garage can function as a family room, home office, or playroom, adapting to your lifestyle needs.

Upstairs, the property features five well-proportioned bedrooms. The primary suite has been enhanced with a dressing room, thoughtfully converted from the original ensuite, offering a touch of luxury and practicality.

A main family bathroom serves the remaining bedrooms, providing ample space for family living.

Externally, the home has an integral double garage with added internal access, a driveway accommodating multiple vehicles, and mature gardens with potential for enhancement, creating a private and welcoming outdoor space.

Situated in one of South Wales' most desirable villages, this home combines tranquil suburban charm with excellent connectivity. Llantrisant and Pontyclun offer a variety of independent shops, cafes, and amenities, alongside historic highlights such as Llantrisant Castle and the Royal Mint Museum.

For families and outdoor enthusiasts, nearby parks, scenic walking routes, and Llantrisant Common provide ample opportunities for leisure and recreation.

The area benefits from excellent transport links, including Pontyclun railway station with direct services to Cardiff and Swansea, and the M4 motorway within easy reach, offering seamless access across South Wales and beyond.

Families will appreciate the range of high-performing schools nearby.

English-medium primary:

Llantrisant Primary School

English-medium secondary:

Bryncelynnog

Welsh-medium primary:

Ysgol Gynradd Gymunedol Gymraeg Llantrisant

Welsh-medium secondary:

Ysgol Llanhari – Welsh medium secondary

Offered with no onward chain, this property represents an exceptional opportunity for families or professionals seeking space, comfort, and a connected lifestyle in one of the region's most desirable locations.

Dan-y-Felin is a substantial family home in a prestigious, well-connected setting, offering:

- ✦ Five bedrooms and flexible living accommodation
- ✦ All five bedrooms with built in wardrobes space
- ✦ Family-focused practicality: Utility, WC, and dressing room in principal suite
- ✦ Parking & garage: Double garage plus driveway for multiple vehicles
- ✦ Gardens & outdoor space: Mature and ready for enhancement
- ✦ Prime location: Excellent local amenities, schools, and transport links
- ✦ Offered with no onward chain

This exceptional home truly has it all. A superb space for families, those planning for the future, or anyone who loves to entertain. With a touch of cosmetic refresh and a little imagination, you can immediately make this wonderful property your own, bringing it to life and unlocking its full potential for years of enjoyment and value.

For those interested, the property will be offered to the market with an exclusive launch day viewing, giving buyers the opportunity to explore the home in full.

If you need guidance on your mortgage or an up-to-date agreement in principle, our expert team can offer free, no-obligation phone consultations; they're friendly, knowledgeable, and will make the process simple and stress-free.

Spaces are limited, so we encourage you to book your appointment early to avoid disappointment. For further information or to register your interest, please contact us at:

✉ sales@olivia-louise.co.uk

☎ 02920 575 631

Take the first step towards making this charming home yours – we look forward to welcoming you!

ADDITIONAL INFORMATION: Buyers are required to pay a non-refundable AML administration fee of £30 inc vat, per buyer after their offer is accepted to proceed with the sale.

Council Tax Band: F (Rhondda Cynon Taff)

Tenure: Freehold

Parking options: Driveway, Garage, Off Street

Garden details: Enclosed Garden, Front Garden, Private Garden, Rear Garden

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains

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 façades 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

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.

Living room

w: 3.66m x l: 4.88m (w: 12' x l: 16')

A beautifully appointed living room features a stylish gas fireplace, creating a warm and inviting focal point. Expansive window frames the stunning views beyond, filling the space with natural light. The room flows effortlessly into the adjoining dining area, offering a seamless open-plan living experience.

Dining

w: 2.74m x l: 3.05m (w: 9' x l: 10')

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 (w: 9' x l: 12')

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 (w: 10' x l: 14')

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

w: 2.44m x l: 2.44m (w: 8' x l: 8')

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.

Garage

w: 4.88m x l: 4.27m (w: 16' x l: 14')

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 (w: 11' x l: 14')

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.

Bedroom 4

w: 2.74m x l: 2.74m (w: 9' x l: 9')

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 (w: 5' x l: 4')

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 (w: 5' x l: 10')

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.

Bedroom 5

w: 2.74m x l: 3.35m (w: 9' x l: 11')

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.

Bedroom 2

w: 3.66m x l: 3.35m (w: 12' x l: 11')

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.

Bedroom 3

w: 3.66m x l: 2.74m (w: 12' x l: 9')

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.





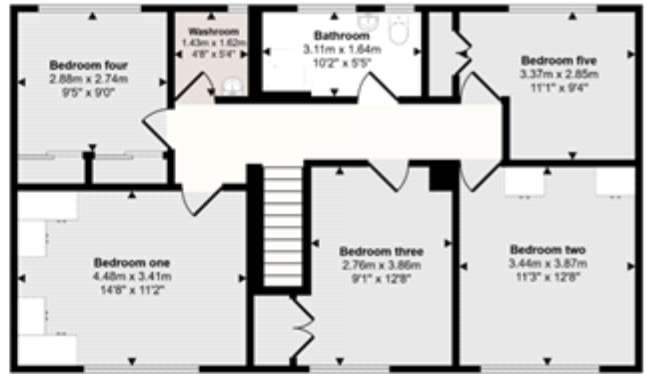




Approx Gross Internal Area
183 sq m / 1988 sq ft



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 & Wales | EU Directive 2002/91/EC | |

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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/fittings 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.