



hrt
herbert r thomas

Ty Plocyn, 1 Cardiff Road, CF72 8DG

Llantrisant

Guide Price **£640,000**

Ty Plocyn

Detached stone farmhouse over three floors, four bedrooms, outbuildings, double garage, artist's studio, landscaped gardens, private driveway, kitchen garden and garden room.

- NO ONGOING CHAIN
- Well-balanced accommodation arranged over three floors.
- Lower ground floor – office, workshop and store.
- Ground floor – porch, hallway, sitting room, dining room and kitchen.
- First floor – four double bedrooms of which one is currently a dressing room with separate family bathroom and en-suite shower room.
- A range of outbuildings, including garages, workshops, studio, pigsty and store.
- Subject to relevant planning permission being granted the 'L' shaped outbuilding offers great scope to enhance the property further.
- Stunning landscape walled gardens, garden room, lawns and a working kitchen garden. Potential building plot subject to planning permission.
- Great connectivity to the amenities of Llantrisant old town, Talbot Green shopping centre and Royal Glamorgan Hospital. M4 corridor easily accessible.

- Council Tax band: F
- Tenure: Freehold

Location

What3words: [gadget.takes.covering](https://www.what3words.com/gadget.takes.covering)



A very well-cared-for, detached, stone-built farmhouse offering accommodation set over three floors, complemented by a host of ancillary outbuildings and established, creatively landscaped gardens.

A laid flagstone entrance porch with a timber door and window allowing natural light leads to a traditionally tiled entrance **hall**, accessed via a decorative glazed timber door. An original straight, carpeted staircase rises to the first floor, with a door beneath providing access to the lower ground floor. In addition, a part-glazed rear door further enhances natural light levels while allowing access to the rear.

The well-balanced accommodation continues with a dual-aspect **living room** running from front to back, featuring fitted carpet, original exposed ceiling beams and a natural stone fireplace with inset wood burner, providing a functional and stylish focal point. Opposite, a flagstone **formal dining room** enjoys views to the front and features a traditional cast iron fireplace and surround, a beamed ceiling and a connecting door leading to the rear **kitchen/breakfast room**. This space is fitted with honeycomb tiled flooring, spotlights and under-cabinet lighting, along with an array of wall- and base-mounted units with complementary worktops extending into a breakfast peninsula. Appliances to remain include a freestanding oven with grill and hob, dishwasher, washing machine and a low-level fridge. A window beautifully frames the rear garden, enjoying an elevated vantage point.

To the first floor, a spacious landing gives access to four double bedrooms. Two overlook the garden to the rear and benefit from good head height, fitted carpet and pendant ceiling lights. The remaining two lie to the front of the property with the family bathroom positioned between them. In its current configuration, **Bedroom One** faces the rear garden and enjoys a large window, with a connecting doorway leading to a **dressing room/Bedroom Two**. A compact **en-suite shower room** comprises a WC, wall-mounted wash basin and enclosed shower cubicle. **Bedroom Three** is a generous double with fitted carpet and a large front-facing window. **Bedroom Four**, currently used as a home office/study, enjoys stunning elevated views over the rear garden and features open shelving. The fully tiled **family bathroom** offers a four-piece suite comprising a modern wall-hung WC, wash basin with vanity cupboards below, bath and separate power shower enclosure, with multiple LED spotlights and a frosted window to the front elevation.

The lower ground floor is highly functional, featuring a level concrete floor, plastered and decorated walls, and strip lighting throughout. It is accessed via original stone steps beneath the main hall and also directly from the garden. Two interconnecting rooms with a wide opening are currently used as a **workshop** and **store**. The workshop benefits from a light well, while the store features a working fireplace and part-glazed door opening directly onto the rear garden. A further passage with additional storage leads to an office with a door opening to the driveway.

A gated entrance to the front leads to a private driveway providing parking for multiple vehicles. An 'L'-shaped range of ancillary outbuildings offers secure garaging, including a **double garage** and workshop with mezzanine storage above, along with an additional single garage with an up-and-over door. There is also a split-level room with excellent head height, currently used as an artist's studio, enjoying views and direct access to the rear garden, with power and lighting installed. This space is perfectly usable in its current form and offers potential for multi-generational living, business use or a rental opportunity, subject to the necessary consents.

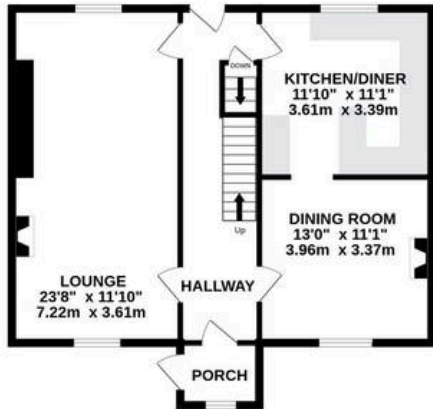
The walled rear garden is an idyllic oasis offering a high degree of privacy. Lovingly curated by the current owners over the past 30 years, established hedging, lawns and mature planting combine to create a tranquil environment ideal for relaxation. A sizeable paved patio leads up to a timber-constructed **garden room**, fully insulated and topped with a slate roof. A sunken ornamental gravel area provides a secluded retreat, while beyond a formal archway lies a productive kitchen garden with vegetable beds, heritage fruit trees, a garden shed and the original pigsty, offering useful storage options.



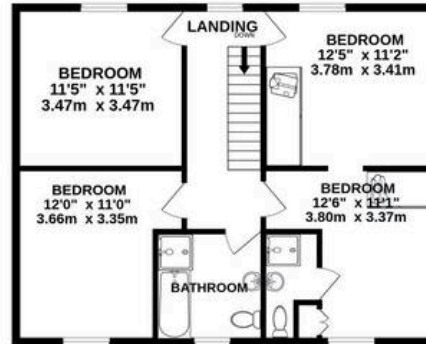
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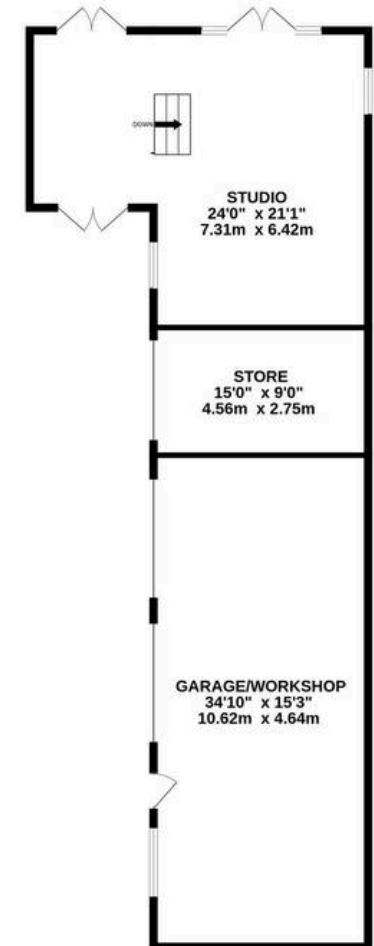
GROUND FLOOR
711 sq.ft. (66.1 sq.m.) approx.



1st FLOOR
704 sq.ft. (65.4 sq.m.) approx.



LOWER GROUND FLOOR
1726 sq.ft. (160.3 sq.m.) approx.



TOTAL FLOOR AREA : 3141 sq.ft. (291.8 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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