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6 Glan Yr Afon  
Pontyclun  
The Vale of Glamorgan  
CF72 9BJ

## 6 Glan Yr Afon

Asking price **£459,950**

A very well proportioned four double bedroom detached family home, in need of modernisation with much scope to enhance further. Positioned at the head of an established residential cul - de - sac with great connectivity to all the amenities of Pontyclun.

Well proportioned accommodation throughout

Ground floor - Entrance porch, Hall, WC, sitting room, kitchen, dining room, utility room to carport

First Floor - Four double bedrooms and a family bathroom

Uninterrupted, elevated views over open fields, woodland and the Ely river

Pretty, fully landscaped front and rear gardens

Reputable schools, shops, train station and the energetic High Street of Pontyclun easily reached





A very well-proportioned four-double-bedroom detached family home, in need of modernisation and offering excellent scope for further enhancement. Positioned at the head of an established residential cul-de-sac, the property benefits from convenient access to all the amenities of Pontyclun.

A parquet-floored ENTRANCE PORCH opens into a central HALLWAY with a decorative wrought iron half-turn staircase rising to the first floor.

Just off the hall lies a partially tiled WC with a traditionally styled low-level toilet, hand basin, and frosted window.

To the left is the spacious, dual-aspect LIVING ROOM, enjoying abundant natural light, fitted carpet, and a polished marble fireplace. A large window overlooks the front garden, while an additional window and glazed door provide direct access to the rear garden.

Internal patterned-glazed timber bifold doors open into the DINING ROOM, which enjoys pleasant garden views, fitted carpet, a central ceiling light, and sliding doors leading into the KITCHEN.

The fully fitted timber KITCHEN offers plenty of storage with wall and base units, laminate countertops, and a complementary breakfast-bar peninsula. Integrated appliances include a fridge/freezer, high-level oven/grill, and electric hob. A large window frames the rear garden beautifully and provides excellent natural light.

The BOOT ROOM / UTILITY has plumbing for white goods, tiled flooring, strip lighting, and a part-glazed door and window to the rear garden. A door opposite leads into the covered CARPORT, where an external boiler cupboard can also be accessed. Completing the ground floor accommodation is the second SITTING ROOM, with fitted carpet and a front-facing window.

Upstairs, a spacious part-galleried LANDING features a large double airing and linen cupboard, attic hatch access, and a generous front-facing window. Four well-proportioned double BEDROOMS and a contemporary FAMILY BATHROOM complete the first floor.

BEDROOMS 1 and 2 are positioned at the rear of the property and enjoy far-reaching green views, both have fitted carpet and ceiling lights; BEDROOM 1 includes a plumbed-in sink with mixer tap, with BEDROOM 2 benefits from a built-in double wardrobe.

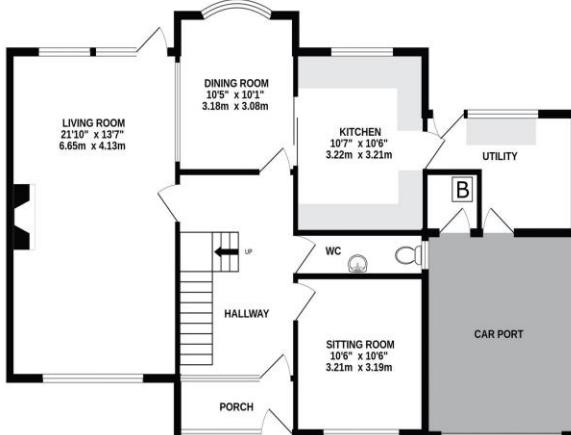
BEDROOMS 3 and 4 are front-facing doubles, each with fitted carpet, a central pendant light, and built-in double wardrobes.

Externally, a front resin gravel DRIVEWAY provides parking and leads to the large CARPORT, accessed via a shared private lane.

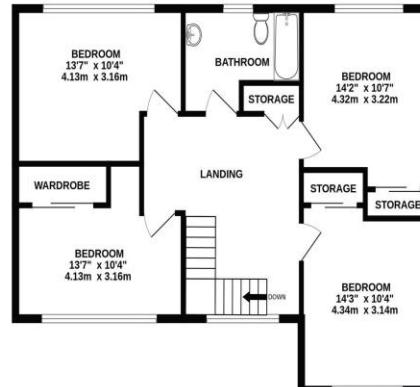
The beautifully landscaped FRONT GARDEN features well-kept lawns on either side of a paved pathway to the front door.

The fully landscaped REAR GARDEN includes a large paved patio extending onto a rolling lawn with established shrubbery and planted borders. The garden enjoys a favourable aspect with panoramic views over green fields, forestry, and the River Ely.

GROUND FLOOR  
922 sq.ft. (85.6 sq.m.) approx.



1ST FLOOR  
746 sq.ft. (69.3 sq.m.) approx.





### Directions

From our Cowbridge office, travel in an Easterly direction up the High Street turning left at the traffic lights through Aberthin and Ystradowen and onto Talygarn. Driving through Talygarn and head into Pontyclun, proceed along Cowbridge Road passing the playing fields and park on your right, turn next right onto Heol y Felin then 1st where left to Ffordd Talygarn, proceed to the head of the close where No.6 is accessed from a shared driveway to your right, as indicated by our 'For Sale' board.

What 3 Words Fidgeted.Exremely.Stated

### Tenure

Freehold

### Services

Mains water, electric, gas and drainage  
Council Tax Band G  
EPC Rating

Viewing strictly by appointment through Herbert R Thomas

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