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Penywaun Farm
Mount Road
Rhigos,
Aberdare,
Mid Glamorgan,
CF44 9RJ

Penywaun Farm Mount Road

Asking price **£495,000**

Penywaun Farm is a beautifully presented and deceptively spacious three-bedroom semi-detached house, set in a picturesque rural location and benefiting from an impressive ten acre paddock situated adjacent to the property.

- Deceptively spacious three-bedroom semi-detached cottage.
- Two generous reception rooms, one featuring a charming real wood burning stove.
- Contemporary fitted kitchen with separate utility area.
- Three well-proportioned double bedrooms.
- Immaculately landscaped rear garden, ideal for outdoor enjoyment.
- Driveway providing off-road parking.
- Fully enclosed 10-acre grazing paddock, located adjacent to the property.
- Semi-rural setting offering peace and privacy.
- Situated on the periphery of Rhigos village.
- Excellent commuter links with convenient access to the A465 Heads of the Valleys Road.





Nestled on the edge of the charming village of Rhigos, Penywaun Farm offers an idyllic country lifestyle with all the comforts of modern living. This beautifully presented three-bedroom semi-detached house enjoys a peaceful semi-rural setting and boasts a fully enclosed ten acre grazing paddock, perfect for equestrian enthusiasts, smallholders, or those simply seeking space and idyllic views.

Inside, the home is deceptively spacious, featuring two inviting reception rooms – one with a traditional wood burning stove – and a sleek contemporary kitchen with a separate utility area, ideal for muddy boots and four-legged companions.

Upstairs, three generous double bedrooms provide ample space for family or guests, with all bedrooms sharing the use of a modern fitted bathroom.

The property is entered via a central UPVC and glazed panel door into a welcoming entrance hallway, where a fixed staircase rises to the first floor. Doors to either side lead into two generously proportioned front reception rooms. To the right, a cosy sitting room provides the perfect place to unwind on cooler evenings, featuring a real wood burning stove set upon a slate-tiled fireplace with a floating wooden mantle, a front-facing UPVC window, and a charming traditional oak serving hatch opening through to the kitchen. To the left, a second inviting reception room also enjoys solid wood flooring, a front-facing UPVC window, a freestanding gas-fired stove, and wooden and glazed panel double doors that open to the rear hallway.

The rear hallway is flooded with natural light from a large UPVC to the rear, enjoying views of the garden and also offering direct access to the side and rear of the property via a side pedestrian door. There is ceramic tiled flooring laid with continues through into the heart of the home – a spacious and well-appointed kitchen. Entered through a solid oak stable door, the kitchen features an extensive range of fitted units, a freestanding range-style cooker, and a stainless steel sink positioned **beneath a UPVC window with views to the side. A door opens into a generous walk-in pantry cupboard, providing excellent storage.**

At the rear of the kitchen, a step leads down into a practical utility extension, offering space for white goods, a tall fridge and freezer, and houses the modern gas combination boiler. From here, a further doorway provides access to a useful ground floor cloakroom, complete with a low-level WC, vanity wash hand basin, and a small side-facing UPVC window.

To the first floor, a central landing gives access to all three double bedrooms, as well as a bright and open landing space—ideal for a small home office or reading nook. Each of the bedrooms is generously sized and thoughtfully designed. The principal bedroom enjoys fitted carpet flooring, a front-facing UPVC window, and an abundance of built-in wardrobe storage. Bedroom two features a side-facing UPVC window, fitted carpets, and integrated wardrobe and drawer units. Bedroom three, also front-facing, benefits from fitted carpet flooring and built-in wardrobe storage.

The shared family bathroom is finished to a contemporary standard, fitted with a white three-piece suite comprising a panelled bath with overbath shower and glazed screen, a pedestal wash hand basin beneath an obscure glazed rear window, and a low-level WC. The space is completed with full-height tiled walls and flooring, and a modern wall-mounted heated towel rail.

Externally, the immaculately landscaped rear garden provides a peaceful and private retreat—perfect for alfresco dining or enjoying far-reaching views. It's offers a multitude of mature plants, flowers and shrubs and provides a variety of sections to enjoy. To the side, a detached, solid built out house offers a secure space to store garden furniture and the outhouse does benefit from power supply. The garden further enjoys a detached timber summer house to one corner, offering another sheltered space to unwind in. The adjacent 10-acre paddock is fully enclosed and ideal for equestrian pursuits, grazing, or lifestyle farming. A private driveway offers convenient off-road parking, and the setting is perfectly positioned to enjoy the best of rural life without sacrificing accessibility.



Directions

For Satnav users CF44 9RJ

Tenure

Freehold

Services

All main services and Septic Tank.

Council Tax Band C

EPC Rating C

Viewing strictly by
appointment through
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Energy performance certificate (EPC)

Penywan Farm Strath Road Rhyol CF44 9RJ	Energy rating D	Valid until 4 August 2035
Certificate number 1001 7023-1100-0623-0202		

Property type Semi-detached house

Total floor area 102 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/government/consultations/energy-efficiency-improvements) (<https://www.gov.uk/government/consultations/energy-efficiency-improvements>).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency](#)

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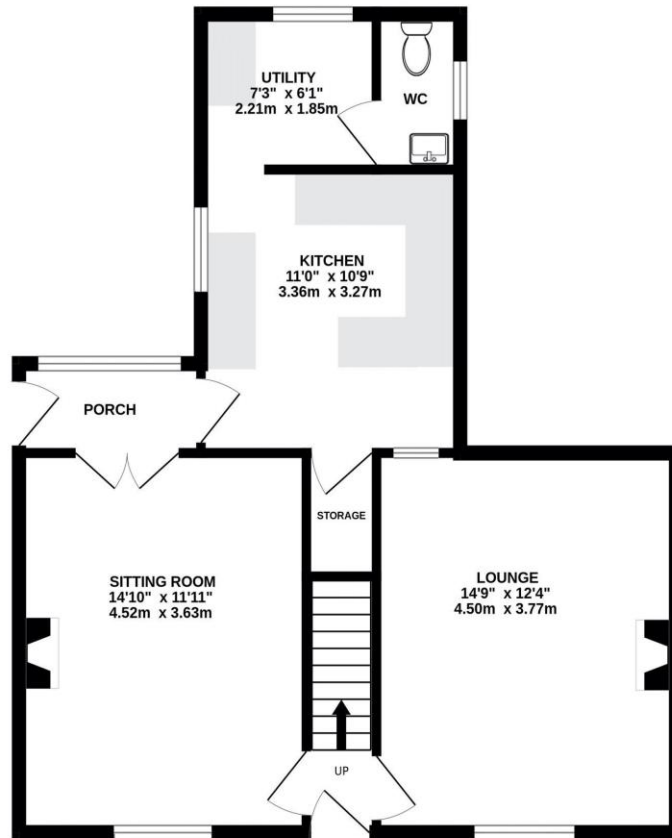
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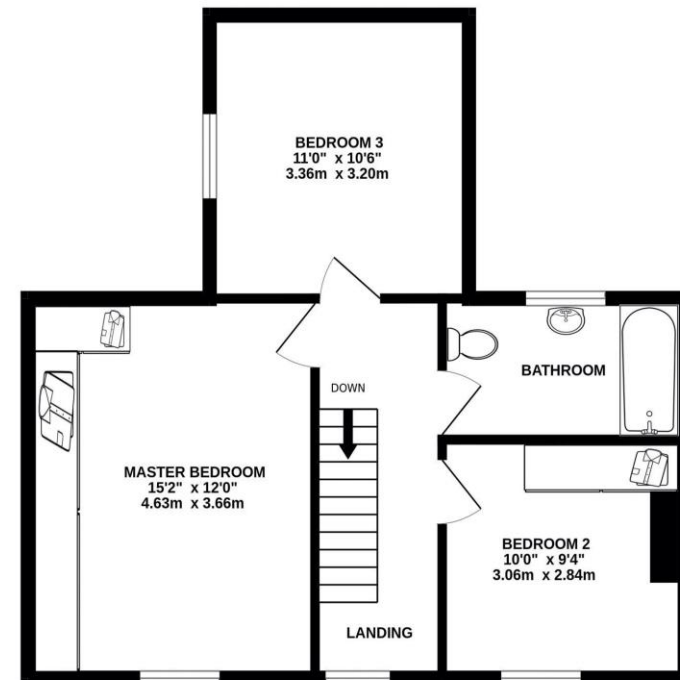
These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.



GROUND FLOOR
605 sq.ft. (56.2 sq.m.) approx.



1ST FLOOR
517 sq.ft. (48.1 sq.m.) approx.



TOTAL FLOOR AREA : 1122 sq.ft. (104.3 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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