



The Vicarage, Upper Church Village, CF38 1EP
Pontypridd

Fixed Price £695,000

The Vicarage

Church Village, Pontypridd

From the M4 Junction 32 (Coryton) travel north along the A470. Take the third exit signposted Upper Boat. At the roundabout, take the second exit and follow this road through the business park. Proceed up the hill and at the roundabout, take the third exit. At the traffic lights turn left and proceed up into Ton Teg. Proceed through the traffic lights and continue onto Church Road. The Vicarage is found behind high stone walls on the brow of the hill.

What3words: expand.turned.gladiator

Impressive stone-built former Vicarage with far-reaching views, 4 beds, original features, large gardens, outbuildings, parking, needs updating. Potential for development (STPP).

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: F



Situated in an elevated position enjoying far reaching views over the village of Llanwit Fardre and the surrounding areas, lies this impressive stone-built former Vicarage.

Offered to the market for the first time since it's construction, the property which needs decorative improvement throughout, offers well-proportioned living and bedroom accommodation and will make an ideal statement family home.

The ENTRANCE HALL has original ornate quarry tiled flooring, a broad staircase with arts and crafts features, rises to the first floor landing. The property offers generous sized reception rooms with 10' high ceiling heights.

The LOUNGE, SITTING ROOM and DINING ROOM all enjoy far reaching views to front. The sitting room is dual aspect with further window to side plus a ceramic tiled feature fireplace. The dining room has a woodburning stove set on a flagstone hearth, with built-in storage cupboard to side. The STUDY has a window to side overlooking the lawned garden. All four reception rooms have original character features with deep set skirting boards, picture rails, and ornate coving.

The KITCHEN with two windows to rear, plus pedestrian door to side, has a fitted range of Shaker style base and wall-mounted units, integrated double oven, four burner gas hob with cooker hood over. Door and steps lead down to a wine cellar with original flagstone cold shelf.

Finally, off the in a hallway, is a ground floor cloakroom with white two-piece suite.

The first floor LANDING with window to rear enjoying views over fields and gives access to the bedroom accommodation. BEDROOM ONE, TWO and THREE are all located at the front of the house enjoying the far reaching views. BEDROOM FOUR has a window to rear with the same views as the landing. The FAMILY BATHROOM has a white four piece suite comprising: panel bath, double shower cubicle, low-level WC and pedestal wash hand basin with splashback tiling to dado height. Smaller second FAMILY BATHROOM also houses a white three-piece suite including panel bath.

A narrow staircase leads to an ATTIC STORAGE ROOM with potential to convert into an additional bedroom if required.

Outside, to the rear of the property is a gravel drive/parking area which is bordered from the roadside by high stone walls.



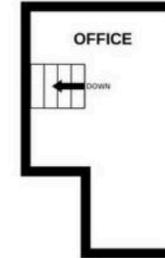
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GROUND FLOOR
1277 sq ft. (118.6 sq.m.) approx.



2ND FLOOR
119 sq ft. (11.1 sq.m.) approx.



1ST FLOOR
1286 sq ft. (119.4 sq.m.) approx.



TOTAL FLOOR AREA : 2682 sq.ft. (249.2 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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