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herbert r thomas

**1 Danygraig Crescent, Talbot Green**

Pontyclun

Guide Price **£475,000**

# 1 Danygraig Crescent

Spacious home with 4 bedrooms, 2 bathrooms, sunroom, fitted kitchen, utility, garage, landscaped gardens, hot tub, countryside views, and private driveway.

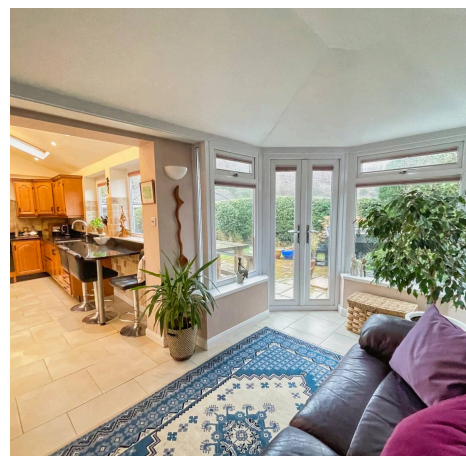
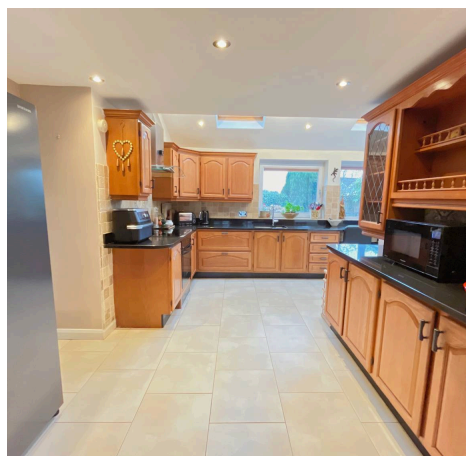
Council Tax band: F

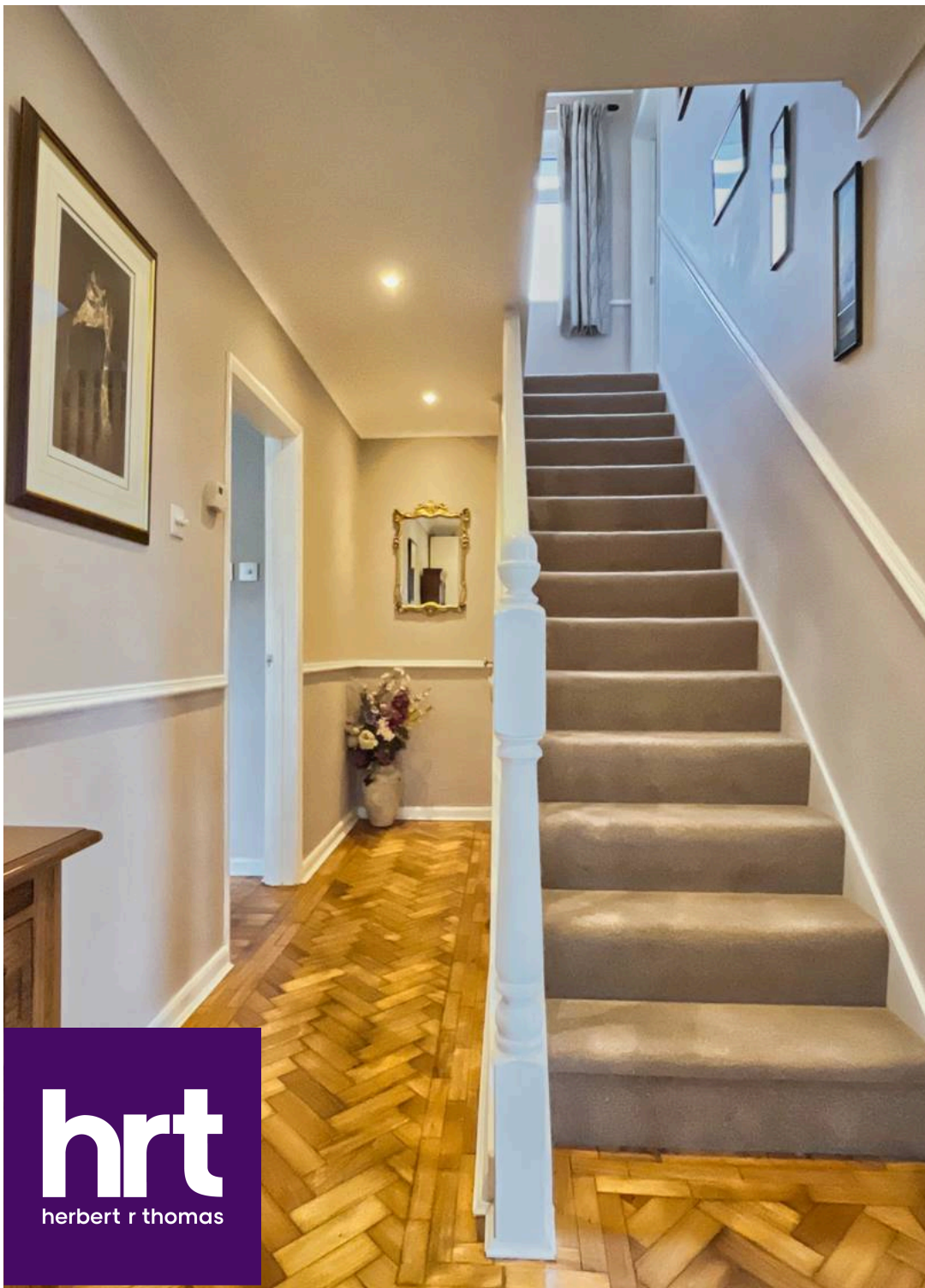
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: G

- Impressive family home with flexible accommodation, including four bedrooms and multiple reception spaces
- Stylishly fitted kitchen with granite worktops, breakfast bar and integrated appliances
- Striking double-height kitchen ceiling with Velux windows creating a bright, light-filled living space
- Sunroom and sitting room with wood-burning stove, offering excellent flow for everyday living and entertaining
- Oak parquet flooring to main living areas and quality finishes throughout
- Contemporary shower room and family bathroom finished in limestone and marble
- Walk-in Grohe rain showers to both shower room and family bathroom
- Practical boot room/utility, integral garage and off-road driveway parking
- Fully landscaped rear garden with terrace, hot tub (to remain) and far-reaching countryside views
- Attractive hedge-lined frontage with pillared entrance, set in a desirable position





A part-glazed front door opens into a tiled entrance hall with frosted front windows and a pendant light. A further door leads to the central hall featuring oak parquet flooring, recessed spotlights and a straight, carpeted staircase to the first floor.

Just off the hall is a stylishly tiled shower room/WC finished in limestone and marble, comprising a mirrored vanity basin, WC and shower enclosure.

The accommodation flows into a front-facing dining room with parquet flooring, ceiling light and recessed fireplace, opening seamlessly into the fitted kitchen. The kitchen offers quality wooden cabinetry with granite worktops extending to a breakfast bar, integrated oven/grill, induction hob with extractor and inset sink, all enjoying direct garden views. This bright space benefits from a striking double-height pitched ceiling with Velux windows and additional rear glazing.

An opening leads to the sunroom with tiled flooring and French doors to the rear garden, while sliding doors connect to the front sitting room featuring fitted carpet, a large front window, uplighters and a cut-stone fireplace with wood burner.

The kitchen also provides access to a useful boot room/utility with plumbing for appliances, high-level storage and a part-glazed side door.

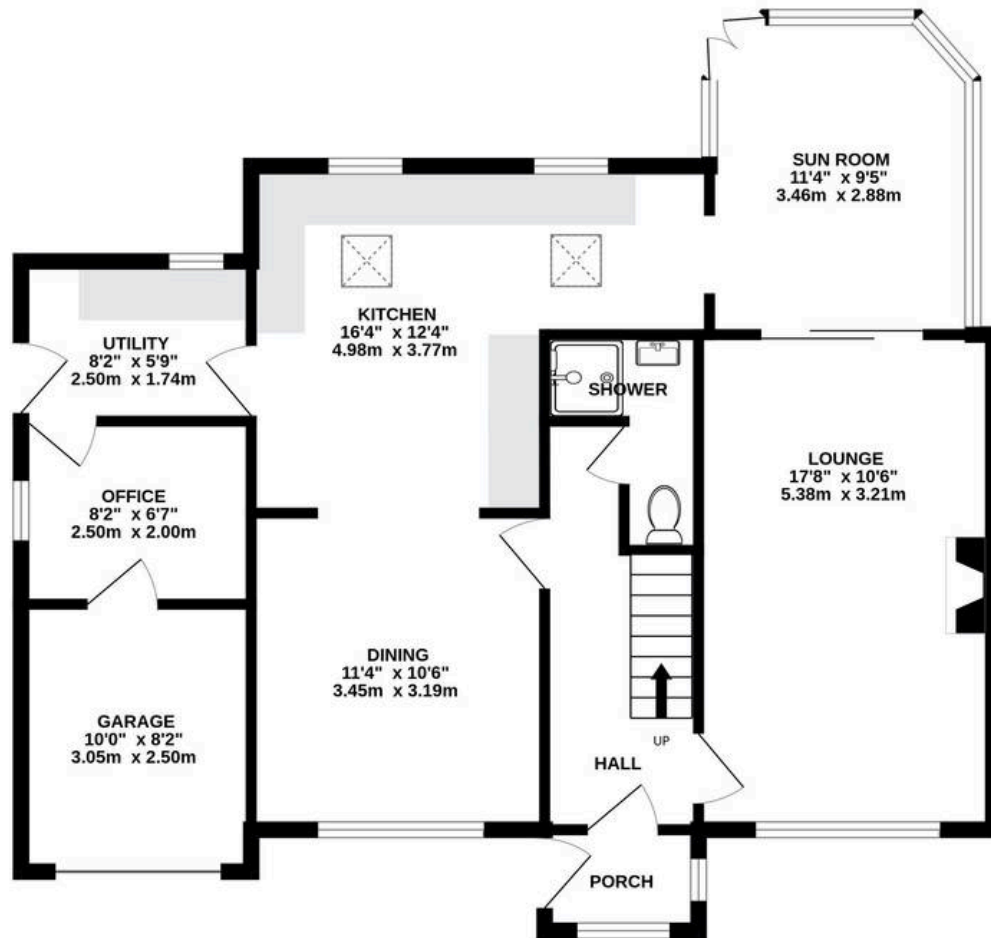
Bedroom 4, currently used as a home office, includes a side window, fitted carpet and direct access to the integral garage with power, lighting, electric roller door and Worcester combi boiler.

Upstairs, Bedroom 1 is a generous front double with integrated sliding wardrobes, fitted carpet and ceiling light. Bedroom 2 is another well-proportioned front double, while Bedroom 3 is a small double overlooking the rear garden.

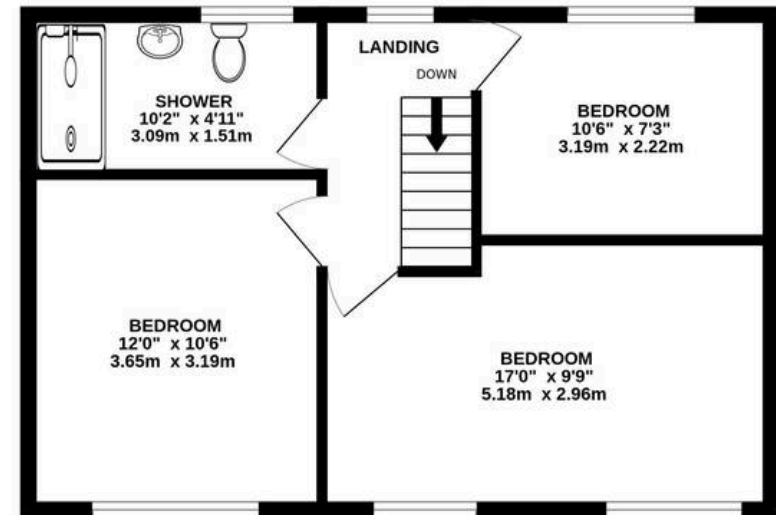
The family bathroom is fully tiled in limestone and marble and comprises a double walk-in shower with Grohe rain shower, WC and marble basin on a wooden vanity.

Outside, the front garden is hedge-lined with a pillared entrance, driveway, garage access and secure side gate. The landscaped rear garden features planted borders, lawn, seating terrace and a dedicated hot-tub area (to remain), all enjoying open countryside views.

**GROUND FLOOR**  
862 sq.ft. (80.1 sq.m.) approx.



**1ST FLOOR**  
468 sq.ft. (43.5 sq.m.) approx.



**TOTAL FLOOR AREA : 1330 sq.ft. (123.5 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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