



hrt
herbert r thomas

2 Pine Court

Talbot Green, Pontyclun

£399,995

2 Pine Court

Talbot Green, Pontyclun

Exceptionally maintained detached family home with spacious rooms, integral garage, modern kitchen, gardens, and private woodland. Beautiful views, ideal for families and home working.

Council Tax band: F

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

From J34 of the M4, travel in North along the dual carriageway, signposted Llantrisant, proceed through two sets of traffic lights. At the roundabout take the first turning left, proceed over the next roundabout and through the traffic lights. At the next roundabout take the right hand turning signposted Talbot Green, take the second left into Forest Hills Drive and take the second turning right, continue up the Hill along Woodfield Road, until merging onto Pine Curt where No. 2 is the second property on your right hand side.





A beautifully maintained detached family home offering spacious, well-balanced living with a strong connection to the rear garden and adjoining woodland.

The property opens via a bright porch into an entrance hall with modern WC. A front bedroom, currently used as a home office, enjoys views over Smaelog. An inner hallway leads to the integral garage, which includes a workshop area.

The modern kitchen is fitted with wood-effect units, integrated appliances, and views with access to the rear garden, complemented by a separate utility room. The dining room flows into a generous sitting room with sliding doors opening onto the garden.

Upstairs, the landing provides a useful work-from-home space. There are two well-proportioned bedrooms with built-in storage, and a stylish family bathroom with a four-piece suite.

Externally, a block-paved driveway leads to the garage, with attractive front gardens and far-reaching views. The enclosed rear garden features a patio, lawn, and a lower seating area, backing directly onto private woodland owned by the property.

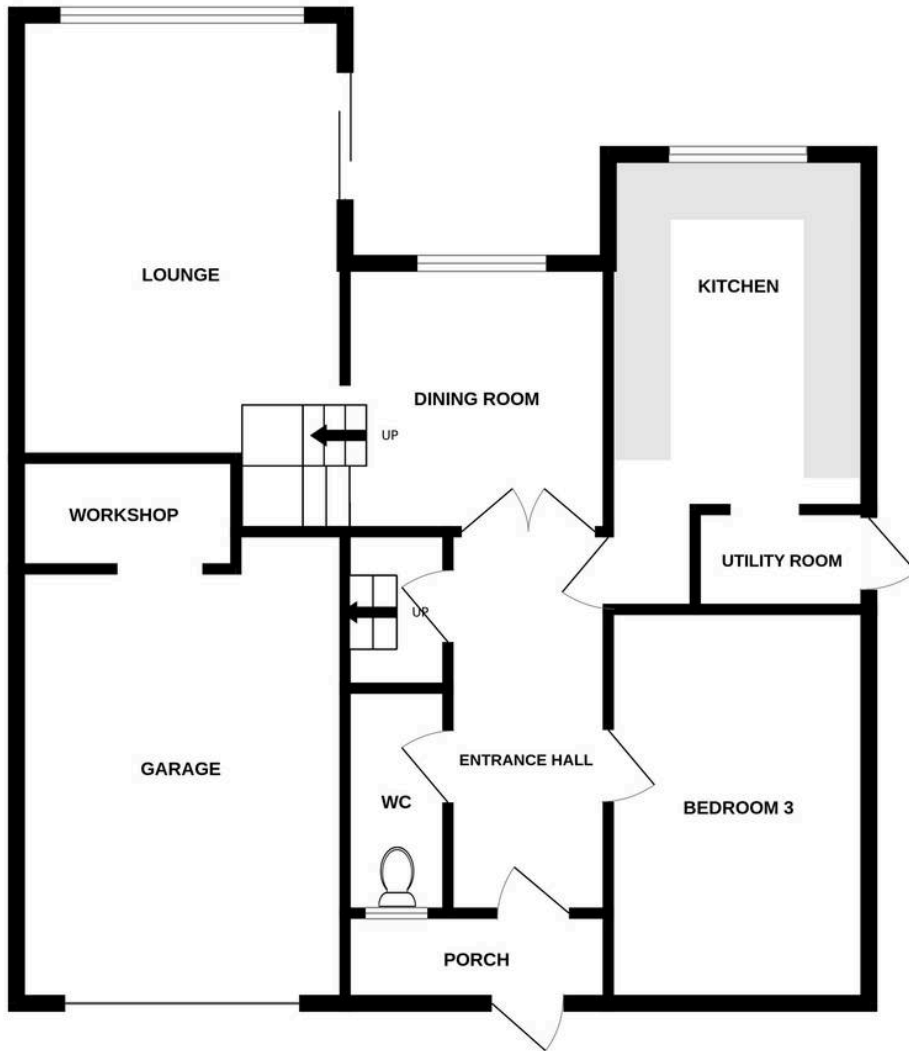




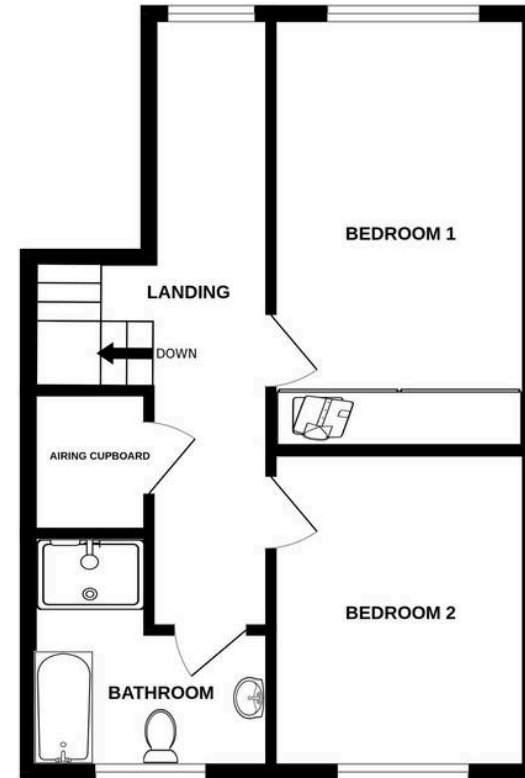
Boundaries outlined for illustration purposes only



GROUND FLOOR



1ST FLOOR



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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