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herbert r thomas

CELEBRATING 100 YEARS

100

1926 - 2026

33 Danygraig Drive, Talbot Green

Pontyclun

£615,000

33 Danygraig Drive

Spacious family home with original features, 4 bedrooms, 3 bathrooms, 2 garages, mature gardens, parking, versatile living areas and hill views. Excellent central location.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Extended detached four bedroom 1950s family home with views towards the surrounding hills
- Two reception rooms with original character features
- Large open-plan dining/family room
- Ground floor shower room and first-floor family bathroom
- Principal bedroom with dressing room and en-suite
- Integral garage and detached garage
- Generous mature gardens
- Ample off-road parking
- Quiet established residential location
- Convenient for Talbot Green village amenities and transport links

Directions: From Junction 34 of the M4, travel north signposted Llantrisant. Continue along the dual carriageway through two sets of traffic lights and over the first roundabout. At the second set of lights, turn left signposted Talbot Green. At the lights, turn right onto Danygraig Drive.

What3words: result.suiting.bathtubs



This substantial family home has been enjoyed by the same family for many years and offers spacious, versatile accommodation with a wealth of original character features, mature gardens, parking and the rare benefit of both an integral and detached garage. The property enjoys an attractive outlook towards the surrounding hills from the rear garden and presents an excellent opportunity for a purchaser to create a superb long-term family home.

The accommodation is approached via an open-fronted porch with stained-glass panelled entrance door leading into a welcoming reception hallway. The hall features a staircase to the first floor, useful understairs storage and internal access to the integral garage.

To the front of the property is the **LIVING ROOM** featuring the original herringbone-pattern timber block flooring, a double-glazed window and an open fireplace with original ceramic tiled surround and hearth. To the rear, a **SITTING ROOM** enjoys views over the garden and benefits from timber block flooring, an open fireplace with decorative 1950s ceramic tiled surround and fitted storage cupboards to either side.

The **KITCHEN** is fitted with a range of timber-fronted wall and base units with work surfaces incorporating a stainless-steel sink and drainer. The **KITCHEN** opens into a particularly spacious **DINING/FAMILY ROOM**, creating an excellent sociable living space, with windows and French doors opening directly onto the rear garden.

A connecting door leads to the **UTILITY ROOM**, which offers space for a washing machine, tumble dryer and dishwasher, together with fitted wall cupboards and the wall-mounted, gas-fired central heating boiler. From here, access is provided to the rear hallway with a door to the garden and a ground floor **SHOWER ROOM** fitted with a large shower enclosure, wash hand basin with vanity storage and WC.

A half-turn staircase rises to the first-floor landing where there is an airing cupboard housing the hot water cylinder.

The **PRINCIPAL BEDROOM** is a generous double room with a window to the front aspect, fitted storage and a separate **DRESSING ROOM**. The **DRESSING ROOM** offers additional storage and leads to a substantial **EN-SUITE SHOWER ROOM** fitted with a WC, vanity wash hand basin and shower enclosure.

BEDROOM TWO is another spacious double room overlooking the rear garden and includes a pedestal wash hand basin. The **FAMILY BATHROOM** is fitted with a three-piece white suite comprising a panelled bath with shower attachment and glazed shower screen, pedestal wash hand basin and WC.

An archway from the main landing leads to a secondary landing area with additional storage and access to two further bedrooms. **BEDROOM THREE** is a comfortable double room, while **BEDROOM FOUR** provides an ideal guest bedroom, nursery or home office and enjoys views over the rear garden.

Outside

To the front of the property is a lawned garden complemented by mature shrubbery. Wrought iron double gates lead to a private parking space, while a driveway provides additional parking and access to the large integral single **GARAGE**, which benefits from light and power.

A private side courtyard connects the **GARAGE** and **UTILITY ROOM** and provides useful additional outdoor space.

The rear garden offers a delightful and private setting, combining a paved terrace with mature planting and a shaped lawn. Beyond the garden are attractive views towards the surrounding hills.

A shared private driveway extends alongside the property and provides access to a detached brick-built **GARAGE** with up-and-over door and personal door to the garden. Beyond the **GARAGE** is a further enclosed lawned area, ideally suited as a kitchen garden, children's play area or additional recreational space.





GARAGE FROM SIDE LANE
164 sq.ft. (15.2 sq.m.) approx.

GROUND FLOOR
1241 sq.ft. (115.3 sq.m.) approx.

1ST FLOOR
921 sq.ft. (85.5 sq.m.) approx.



TOTAL FLOOR AREA : 2326 sq.ft. (216.1 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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