



Chartered Surveyors, Auctioneers and Estate Agents

55 High Street, Cowbridge, Vale of Glamorgan CF71 7AE

Tel: (01446) 773500 Fax: (01446) 773735

Email: cowbridge@wattsandmorgan.co.uk

www.wattsandmorgan.co.uk

Established 1857

Y Noddfa, Cowbridge Road, Pontyclun, Rhondda Cynon Taff CF72 9JU
Guide Price £699,750



A detached bungalow, with mature gardens and land extending in total to approximately 3.34 acres (1.35 hectares). Outdoor swimming pool, a tennis court, a storage building and stables. Good road frontage with potential for further development, subject to obtaining planning consent. The bungalow has accommodation includes;- hall, living room, dining room, kitchen / breakfast room, utility room, separate WC, 3 bedrooms an ensuite shower and a bathroom. Semi-rural location yet with convenient access to main roads for commuting.

BRIEF DESCRIPTION

The property comprises an individually designed, detached bungalow which is situated in a semi-rural location and also includes mature gardens and land extending in total to approximately 3.34 acres (1.35 hectares). Furthermore, there is an outdoor swimming pool, a tennis court, a storage building and stables. The property has a good road frontage and, with the bungalow being well set back, there could be potential for further development, subject to obtaining planning consent. The field to the north-western side of the property extends to approximately 1.987 acre (0.804 hectare).

The bungalow has accommodation which briefly includes;- hall, living room, dining room, kitchen / breakfast room, utility room, separate WC, 3 bedrooms an ensuite shower and a bathroom. There is also a partly converted loft space however it is understood that no building regulation approval had been sought.

SITUATION

The property is located on the fringe of the small, village of Talygarn which is situated just beyond the northern boundary of the Vale of Glamorgan, between the Town of Cowbridge and the Village of Pontyclun. Access to main routes both east and west can be gained via the M4 motorway at Junction 34 or the A48 at Cowbridge. The important Commercial Centres of Cardiff, Bridgend and Swansea are all within convenient commuting distance. There are main-line rail services at Cardiff and Bridgend with an International Airport at Rhose, near Barry. The local Village of Pontyclun includes good everyday shopping facilities, with more comprehensive retail and commercial outlets being available at Llantrisant, where out-of-town stores include Leekes and Arthur Llewellyn Jenkins. The Market Town of Cowbridge offers an excellent range of quality shops, restaurants and public houses, a leisure centre, various sporting clubs and well regarded schools. The heritage coastline lies to the south west, with its beautiful cliff top walks and mixture of sandy and stony beaches.

ACCOMMODATION

Fitted carpets, where seen, are included in the guide price. The accommodation, with approximate room sizes, briefly comprises:-

Entrance

The front entrance has a south-easterly orientation with views across the garden to countryside beyond. External light. uPVC door with decorative, stained glass peacock design.



Screens to either side with obscured, double glazing.

Entrance Porch

Wood strip floor. Obscured glass door with matching side screens to:-

Hall

Wood strip floor. Stairway leading up to part converted loft space. Doors lead off.

Living Room 4.25m x 6.10m (13'11" x 20'0")

The principal reception room is positioned to take advantage of an enviable view across the front garden to countryside beyond. Wide, double glazed, uPVC bay window. Wood strip floor. The focal point is an open fireplace (not used for several years) set within a tiled surround and hearth with hardwood mantle. Wall and ceiling light point. Pine, tongue and groove ceiling. Arched opening to:-

Dining Room 5.16m x 3.07m (16'11" x 10'1")

A well proportioned room with south-westerly facing window and a patio door with matching side screen providing access to the rear garden. Double glazed internal window to the rear porch. Wood strip floor. Door to:-

Kitchen / Breakfast Room

"L-shaped" room fitted with a range of matching wall and base cupboard units with panelled doors and drawer fronts finished in Oak plus matching coving and pelmets to wall cupboards. Granite, food preparation surfaces. Built-in oven and grill. Four-burner gas hob with integral electric filter above. Twin, circular bowl, inset sink. Built-in refrigerator. Integral, Bosch dishwasher. Two, rear-facing windows. Door to:-

Enclosed Rear Porch

Built-in airing cupboard with insulated hot water cylinder and slatted shelving. Door to gas fired boiler.

Utility Room 1.89m x 2.69m (6'2" x 8'10")

Wall mounted, stainless steel sink. Plumbing for a washing machine. Double glazed window. Tiled floor. Internal door to the garage. Door to built-in cupboard. Door to:-

Separate W.C.

A white toilet. Tiled floor and wall.

Night Hall

From the main hall, there is a glazed screen and door opening to the night hall, from which the bedrooms are accessed.



Wood laminate floor. Built-in coat cupboard. Coving.

Bathroom 1.81m x 2.92m (5'11" x 9'7")

Refurbished in 2010, the bathroom features a white suite with chrome fittings. Corner bath. Pedestal wash basin. W.C. Tiled floor. Walls tiled to part height. Windows with obscured, double glazing.

Bedroom (1) 3.34m (to 4.48m) x 3.32m (10'11" (to 14'8" x 10'11"))

The principal bedroom features a window to the side aspect. Wood laminate floor. Coving. Door to:-

En-Suite Shower 1.35m x 2.06m (4'5" x 6'9")

A fully tiled, shower cubicle with Mosaic-style tiled floor, mixer control tap and electric light with extractor above. Vanity-style wash basin with cupboard below. Tiled floor. Walls tiled to part height.

Bedroom (2) 3.13m x 4.87m (10'3" x 16'0")

This double bedroom has a window to the front aspect with a view across the garden to countryside beyond. Fitted wardrobes with hanging space and high-level cupboards above a fitted dressing table unit with mirror and electric light point. Wood laminate floor. Coving.

Bedroom (3) 3.11m x 3.98m (10'2" x 13'1")

This double bedroom has a window to the side aspect. Fitted wardrobes to either side of the bed recess with high-level cupboards above. Wood laminate floor. Coving.

OUTSIDE

The property extends to approximately **3.34 acres (1.352 hectares)** in total. The bungalow is approached over a shared, tarmac driveway which terminates in a sizeable parking / turning area which leads onto the double garage. To the south-eastern side of the bungalow, the front garden is predominantly lawned and enclosed within a combination of hedging and timber fencing. There are several established trees including fruit trees plus a selection of shrubs. Immediately adjoining the front of the bungalow there is a paved sun terrace. To the side of the bungalow there is a further lawned area with outside lighting and a timber, garden store shed. To the rear there is the:-

Double Garage (approximate internal measurements 5.79m x 6.24m (19'0" x 20'6"))

This is attached to the bungalow with a pedestrian access door from the utility room. A metal "up and over" door provides vehicular access. Power points. Electric lighting. Water tap.

Other outbuildings include a concrete block built garden store shed and a timber built "Summer House" with electricity supply to electric light point and power points (not tested). Outside water tap.

There are further, lawned areas and flower beds to the rear beyond which is an outdoor swimming pool with paved areas to the perimeter. There is a Calorex boiler which has heated the swimming pool and there is filtration equipment - although these have not been tested by the agents). In addition, there is a tennis court which requires some attention to repair and is enclosed by metal fencing. Further access track to an enclosed field of approximately **1.987 acre (0.804 hectare)**.

Timber built stables comprising three boxes with electric lighting. A storage building constructed variously of concrete

block walling, metal cladding to the sides and roof, concrete floor. Open-fronted to part and again being wired for electric lighting.

SERVICES

Mains water, gas and electricity. Drainage to cesspit. Central heating is by means of a ducted hot air system.

COUNCIL TAX BAND

Band 'G'.

TENURE

Freehold.

DIRECTIONS

From our High Street Offices travel towards the traffic lights and take the left hand turn for Aberthin/Llantrisant. Continue along this road for 4.5 miles, passing through Ystradowen and upon reaching Talygarn, the property will be found to the left hand side.

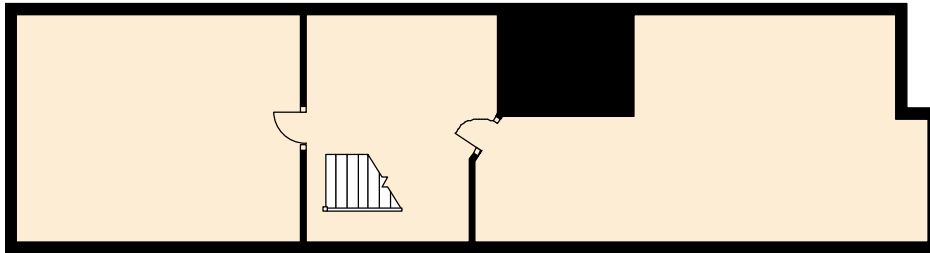
VIEWINGS

Strictly by appointment with the selling Agents at their Cowbridge Office. **Telephone Number (01446) 773500.**

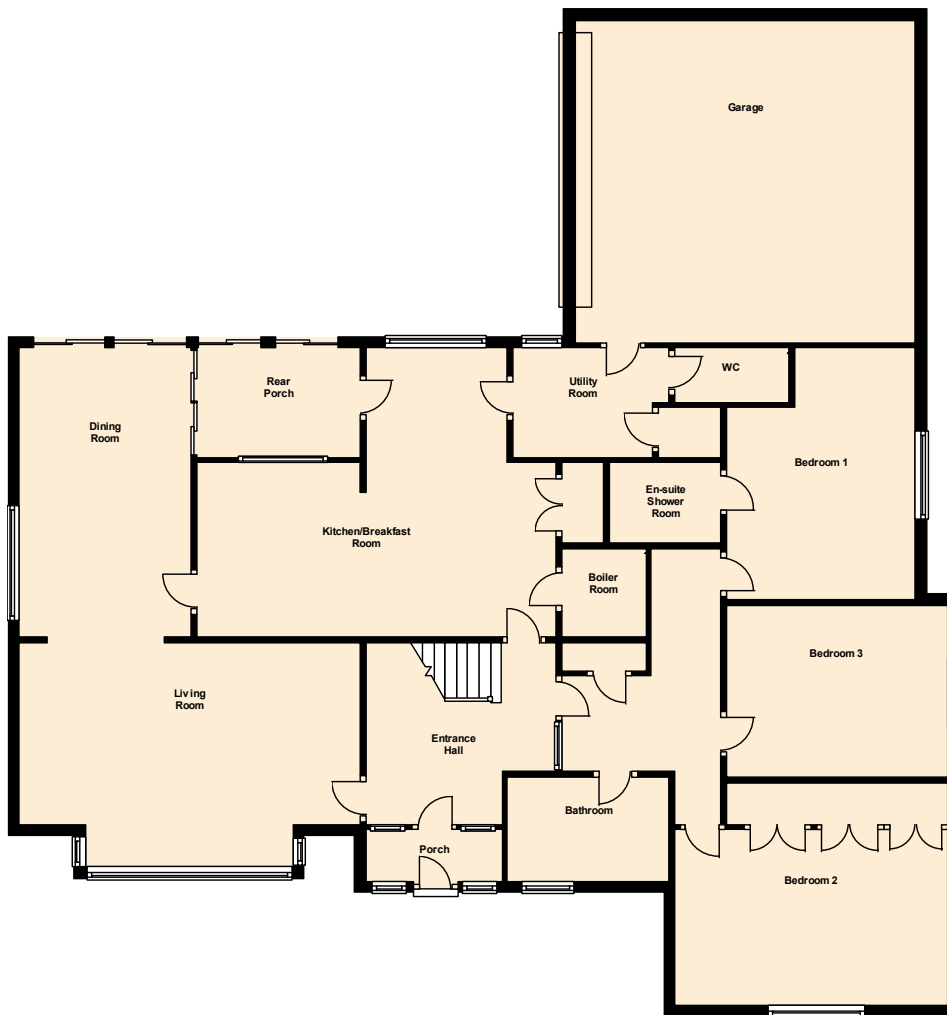
WCP 02391 - 1.11. TGD/PJ

Floor Plans

First Floor
Approx. 69.6 sq. metres (749.1 sq. feet)



Ground Floor
Approx. 190.6 sq. metres (2051.8 sq. feet)



Total area: approx. 260.2 sq. metres (2800.9 sq. feet)

These floor plans are not drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. Due to the nature of the construction the walls will be of varying thickness. The plans do not form part of any contract.

Maps

