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Coed Yr Esgob, Llantrisant Pontyclun
offers in excess of £475,000

 **peter
alan**

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About the property

This substantial detached residence offers five to six generously proportioned bedrooms, providing exceptional flexibility for modern family and multi-generational living. The well-balanced layout allows for the creation of separate living areas across each floor while maintaining a strong sense of connection throughout the home.

The property boasts spacious, light-filled interiors, with every room benefiting from excellent proportions. Accommodation includes two well-appointed bathrooms, a generous kitchen/breakfast room ideal for everyday living, and a separate utility room for added practicality. The welcoming reception spaces are well suited to both entertaining and relaxation, while an integral single garage provides secure parking or additional storage.

Externally, attractive wraparound gardens enhance the property's sense of privacy and space. Mature planting, established shrubs, and well-kept lawns create pleasant surroundings, with ample room for outdoor dining, entertaining, and family activities.

A private driveway provides off-road parking for several vehicles, and the property enjoys pleasant views across the surrounding area, further contributing to its peaceful setting.

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.

Accommodation









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Total floor area 216.5 m² (2,331 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Important Information

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