
Penrhys, Ely Valley Road,
Talbot Green, Pontyclun, RCT, CF72 8AP
Watts
&Morgan



Penrhys, Ely Valley Road,

Talbot Green, Rhondda Cynon Taff, CF72 8AP

Guide price: £650,000 Freehold

4 Bedrooms | 3 Bathrooms | 3 Reception Rooms

An exemplary, move-in ready detached family home set on a generous ¼ acre plot close to Talbot Green, the Royal Glamorgan Hospital and within easy striking distance of the M4 (j34 Miskin). The immaculate accommodation includes: hallway, dual-aspect lounge, a second sitting room and a modern kitchen open plan to a dining room. Also utility room, WC and a home office/study. Principal bedroom with dressing room and en suite shower room; second guest bedroom with en suite; two further generous bedrooms and family bathroom. Very well maintained gardens featuring a large lawn, vegetable beds, fruit trees, and extensive flagstone seating areas. Ample parking to two driveways; detached garage,







Directions

Cowbridge Town Centre – 7.6 miles

Cardiff City Centre – 12.6 miles

M4 J34 Miskin – 2.5 miles

Your local office: Cowbridge

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Summary of Accommodation

About the property

Penrhys is a beautifully presented detached family home set on a generous plot of about ¼ acre, offering spacious, versatile and immaculate accommodation throughout. It is located a short distance from the centre of Talbot Green yet conveniently close to its broad range of shops and services, the Llantrisant and Pontyclun Golf Club and within easy reach of the Royal Glamorgan Hospital. A central entrance hallway has doors leading to the family lounge to a second sitting room and to the kitchen. A staircase runs to the first floor bedrooms while a solid wood flooring flows seamlessly into the second sitting room. The dual-aspect main lounge provides an abundance of natural light, while the contemporary kitchen is open plan to an adjoining dining room—ideal for both everyday living and entertaining. Additional ground floor accommodation includes a utility room with space and plumbing for a washing machine, a convenient WC, and a dedicated home office/study with an immense range of fitted storage.

To the first floor are four well-proportioned bedrooms and a family bathroom. The impressive principal bedroom featuring a dressing room accessed via a concealed door and private en suite shower. A second guest bedroom also features a dressing area and its own en suite shower room. A modern family bathroom with shower over the bath serves the remaining bedrooms.

Additional information

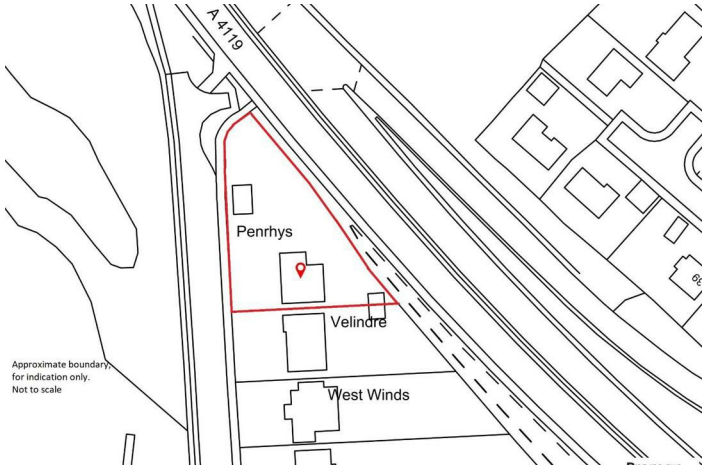
Freehold. Mains electric, water and gas connect to the property. Private drainage system (with neighbouring properties). Gas-fired central heating. Council tax: Band G. EPC rating: C

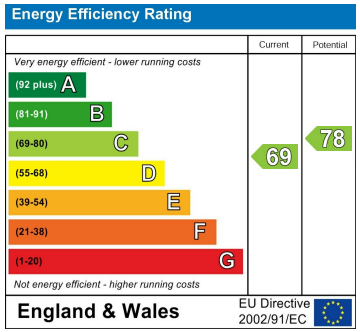
Garden & Grounds

Set within a plot of about 1/4 of an acre, Penrhys continues to impress with immaculately maintained gardens. An off road parking area is accessed from this section of Ely Valley Road while a second, remote controlled gated entrance opens to additional off road parking and a detached garage (approx max 6.5m x 3.5m) complete with power supply. The gardens themselves are very well tended including attractive flagstone paved seating areas to catch the best of the afternoon and evening sunshine, lawn, productive vegetable beds and established fruit trees. It is screened from the A4119 (to the rear) by mature conifer trees and hedging. The lush greens of the Llantrisant and Pontyclun Golf Club are to the far side of the Ely Valley Road.



Total area: approx. 173.3 sq. metres (1865.3 sq. feet)





Scan to view property

Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.



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