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Wilton Cottage
Salem Lane
Church Village, Pontypridd,
CF38 1PT

Wilton Cottage

Asking price **£495,000**

A very charming, detached bungalow offering versatile accommodation, pretty, established gardens to the front and rear, conveniently located in a central village spot whilst having a high level of privacy.

Early viewing is highly advised

Charming, very well presented, deceptively spacious detached bungalow offering versatile accommodation

Entrance hall, 4/5 bedrooms, 2 reception rooms, kitchen/breakfast room, 2 bathrooms and walk in dressing room

Easy to maintain, beautifully planted front and rear gardens and sizable gated front driveway with parking for multiple vehicles

Central village location whilst offering a good level of privacy

A short distance from local schools, amenities and transport links.





A very charming, detached bungalow offering versatile accommodation, pretty, established gardens to the front and rear, conveniently located in a central village location with easy access to local amenities and major transport links.

Original stain glass timber door through to T-shaped entrance HALLWAY (6'3" max x 34'1" max), fitted carpet, three pendant ceiling lights, additional wall mounted lights, airing cupboard with useful shelving and hanging space. Bay fronted, sizable LIVING/ DINING SPACE (31' max x 18' max), fitted carpet to remain, multiple pendant ceiling lights, fireplace with tiled hearth, timber mantle flanked by two sets of wall mounted up lights, windows either side, French doors giving access to the rear garden and a large box bay with views to the landscape front. KITCHEN/ BREAKFAST ROOM (13'11" x 13'2"), ceramic tiled floor, fitted ceiling lights, solid wood wall and base mounted units with tiled worktop and surround, inset one and a half stainless steel sink with

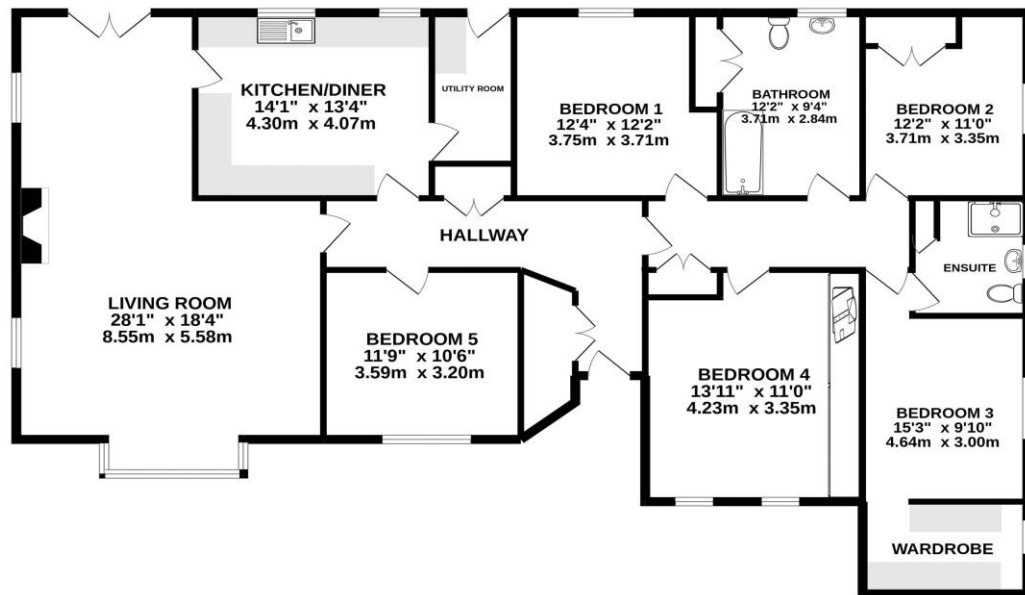
drainer, mixer tap and window to rear, fitted oven, four ring gas hob with extractor over, space for plumbed white goods, space for fridge freezer and door through to UTILITY/ BOOT ROOM (5'1" x 11'6"), tiled floor, fitted ceiling light, plumbed provision for white goods, wall mounted boiler and part glazed timber door give access to back. HOME OFFICE/ BEDROOM 5, fitted carpet, pendant ceiling light to windows overlooking the front.

BEDROOM 1 (15'7" max x 10'11"), fitted carpet, pendant ceiling light, large window to side elevation with open arch through to walk-in DRESSING ROOM (7'3" x 10'4"), fitted wardrobes with multiple hanging solutions, chest of drawers and shelving with high-level frosted window to side, pendant ceiling light and additional attic hatch. Door through to EN-SUITE WET ROOM (7'9" x 7'4"), ceramic tiled floor, half tile walls with low-level WC matching pedestal wash hand basin, mains fitted 'Mira' shower with high and

low level storage cupboards to the side and large frosted window. BEDROOM 2 (11'1" x 12'2"), fully carpeted, pendant ceiling light, two fitted double wardrobes and large window to side. BEDROOM 3 (15' 6" x 9'4"), fully carpeted, pendant ceiling light two integrated double wardrobes and additional storage cupboard, two windows to front elevation and decorative circular stain glass window to side. BEDROOM 4 (12'1" x 9'11"), fitted carpet, pendant ceiling light, open inset shelving and large window with views to the back garden. Spacious FAMILY BATHROOM (12'1" x 9'3"), tiled floor, half tiled to walls and three-piece suite comprising a ceramic pedestal wash hand basin, matching WC, Jacuzzi bath with panel surround and additional low-level storage cupboard with shelving over, large frosted window to the back.

Natural stone wall with painted gated entrance opens to sizeable front driveway with beautifully designed established gravelled stocked beds with access to the rear garden. Rear garden, low maintenance Westerly facing large gravel area, level seating area, stock borders to the edge with establish hedge and two sheds to remain one benefiting from power, lighting and water. Solid brick built OUTBUILDING (5'10" x 3'1"), door through to WC (3' x 5'), low-level WC frosted window to side, opening through to WORKSHOP (6'8" x 7'11"), with useful storage, lighting and large window to rear garden an additional SIDE STORE with additional shelving and window to back.

GROUND FLOOR 1833 sq.ft. (170.3 sq.m.) approx.





Directions

From J34 of the M4 continue along A4119 towards Llantrisant, passing through two sets of traffic lights. Take the third exit at the roundabout onto A473. Travel straight over the first three roundabouts and take the first exit at the fourth roundabout into Church Village along Station Road, climb up the hill and at the set of traffic lights turn right onto Main Road, continue for a short distance and turn first left onto Salem Lane where Wilton Cottage is the second property on your left hand side, as indicated by our 'For Sale' board.

Tenure

Freehold

Services

Mains water, drainage, gas and electricity
Council Tax Band F
EPC Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Viewing strictly by appointment through
Herbert R Thomas

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