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Panorama House
Penycoedcae Road
Penycoedcae, Pontypridd,
CF37 1PU

Panorama House

Asking price £925,000

A unique, individually built, detached modern home impeccably presented to an exceptionally high specification throughout set favourably within the select gated development.

A unique, individually built detached modern home offering versatile accommodation set over two floors within a select gated development, in an elevated rural setting

Presented to an exceptionally high specification throughout

Entrance hall, sitting room/home office, utility room/laundry room, bedroom 4, rear hall, WC, 2 bedrooms with en-suites and additional bathroom

First floor kitchen/breakfast area, sitting room, main sitting room and entertainment room/ bedroom 5, principal suite comprising hall, bedroom with Juliet balcony and en-suite

Magnificent far reaching views of open countryside. Hedge lined paved seating area sweeping round to side lawn

Double garage

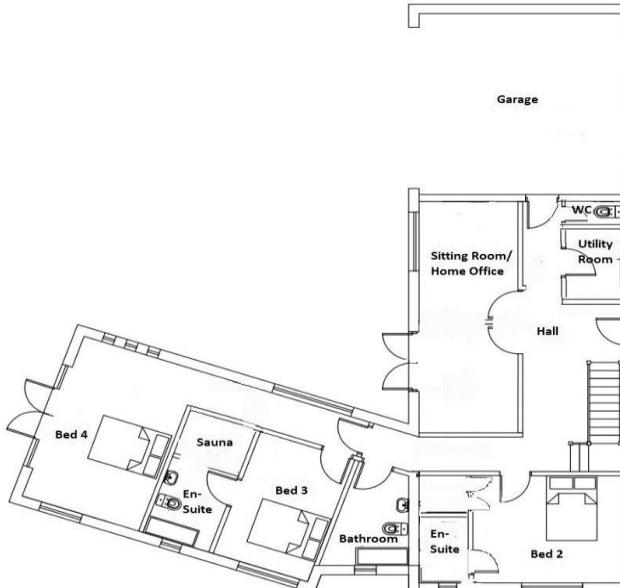




A unique, individually built, detached modern home impeccably presented to an exceptionally high specification throughout situated favourably within the select gated development.

Taking full advantage of the rural elevated position both inside and out Panorama House truly offers scenic views from countryside to coast. Composite front door opening to fully tiled ENTRANCE HALL, (27'2" max by 18'5" max), underfloor heating, large modern glazed window to the front, oak and glass straight stairs rising to the first floor with multiple LED spotlights fitted to ceiling and the following rooms accessible. Gazed internal double doors opening to SITTING ROOM/HOME OFFICE, (8'11" x 22'10"), timber effect floor, two fitted ceiling lights, French doors opening and windows to the rear and stunning elevated views beyond, fitted shutters to remain. WC, (5'7" x 2'7"), tiled floor, GEBERIT WC, basin with mixer tap over, LED spotlight to ceiling and access to high-level fuse board. UTILITY/LAUNDRY ROOM, (5'2" x 5'10"), 12 floor, modern handless wall and base mounted units, marble effect worktop, stainless steel sink with frosted window to the side, LED spotlights and plumbing provision for white goods. Connected DOUBLE GARAGE, (19'1" x 18'11"), painted concrete floor, fully skimmed walls and ceiling with multiple strip lights, double electrically operated 'up and over' door with a recently fitted run of base mounted units, composite work surface with tiled surround, stainless steel sink and mixer tap over. Please note the Worcester boiler and wide attic hatch with pulley system are also accessible.

BEDROOM 2, (12'1" x 10'3"), fitted carpet, LED spotlights to ceiling, built-in double wardrobe with multiple hanging rails and shelving integrated,



Floorplan is not to scale and is for identification purposes only.

dual aspect, with windows to the front and side elevations taking in the scenic rolling countryside. EN-SUITE SHOWER ROOM, (7'2" x 5'11"), predominantly tiled walls, tiled floor, GEBERIT suite, comprising a low-level WC with pedestal wash hand basin to the side, vanity storage under, walk in mains fed shower enclosure, chrome heated towel rail, LED spotlights to ceiling and a frosted window to the side. Internal door from the entrance hall opens to REAR HALL, (16'6" x 3'2"), ceramic tiled floor continues, LED spotlights to ceiling, high-level window with views to the rear. Rear BEDROOM 4 (13'6" x 16'9"), quality timber effect floor, spotlights fitted to ceiling with a triple aspect with multiple windows to the side and rear garden and a sliding doors opening to the hedge lined terrace. BEDROOM 3, (9'2" x 13'2"), fitted carpet, central ceiling light with a double wardrobe, large window to the side with countryside views and door through to EN-SUITE SHOWER ROOM, (5'2" x 12'4"), fully tiled, LED spotlights and extractor fan to ceiling, a GEBERIT suite with a low-level WC, ceramic wash hand basin (vanity storage under) walk in mains fed rainfall shower and integrated Scandinavian 'Harvia' sauna opposite. FAMILY BATHROOM, (11'4" x 4'9"), tiled floor, part tiled walls, double ended tiled bath with centrally fitted, hot and cold taps with frosted window over, WC, ceramic sink with granite countertop and vanity storage to the side.

Stairs rising to the first floor lead directly into the impressive open plan, entertainment space comprising a fully integrated KITCHEN/BREAKFAST AREA, and upstairs SITTING ROOM, (36'11"



max x 19'1" max) with the most magnificent view of the surrounding rural landscape extending as far as the Bristol Channel. KITCHEN, (13'8" x 10'5"), ceramic tiled floor, recess LED spotlights to ceiling, fitted with an array of modern wall and base mounted units, natural stone countertops with matching splashback extending to breakfast peninsula, stainless steel double sink, open wine rack and pendant light over, integrated 'Siemens' appliances include two ovens, one with microwave combi function, induction hob, extractor fan, Bosch dishwasher and separate full length fridge and full length freezer. Main SITTING ROOM, (23'3" x 18'4"), ceramic tiled floor, run of recess LED spotlights to the ceiling, dual aspect with large window cut marble sill to the front elevation and two pairs of slide doors with frameless glass Juliet balconies enjoying stunning elevated views and a freestanding 'CONTURA' wood burner with slate hearth to remain. Opening through to REAR HALL, (14'5" x 3'3"), fully tiled, lights fitted and door through to ENTERTAINMENT ROOM/ BEDROOM 5, (18'3" x 9'2"), fitted carpet, part pitched ceiling with LED spotlights, windows to the front and side with access to a storage cupboard just off. Principal suite, HALL, (5'1" x 3'4"), integrated double wardrobe and doors leading onwards to the bedroom and en-suite shower room.

Principal BEDROOM, (13'5" x 16'7"), double height pitched ceiling with LED spotlights, fitted and feature central pendant light, carpeted, a run of bespoke wardrobes to the one wall opposite of powder coated, aluminium, sliding doors opening directly to the principal BALCONY, (12'2" x 16'10"), with ceramic tiled floor, wall mounted uploads with additional LED lights fitted into the roof, soffits with a modern glass and brushed metal balustrade taking in the most magnificent far-reaching views of the local countryside, forestry rolling all the way down to as far as the eye can see.

A manicured frontage leads round to a sizeable hedge lined block pavilion driveway with access to the integral double garage. The property enjoys a rear hedge lined paved seating area sweeping round to a side lawn with uncompromised rural views beyond.





Directions

From Junction 34 of the M4 take the A411a dual carriageway towards Talbot Green. At the first roundabout take the third exit onto the A473. Go straight over the next roundabout and then the first exit at the next roundabout onto Llantrisant Road and go straight on through the traffic lights. Proceed along this road and at the roundabout (with the clocktower) take the 3rd exit passing the school on your left. Proceed along the road merging into the country lane. Carry on for approximately 1 mile and immediately after the Pencoedae Road sign the gated entrance to Panorama House will be to your left.

Tenure

Freehold

Services

Mains water metered, electric, LPG gas private to here, own bio digester, private rain water soakaway communal to rear Panorama B. Service charge £500 per annum.

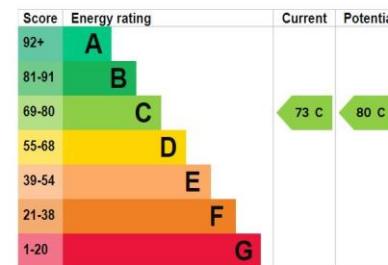
Council Tax Band G

EPC Rating C

Energy rating and score

This property's current energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)



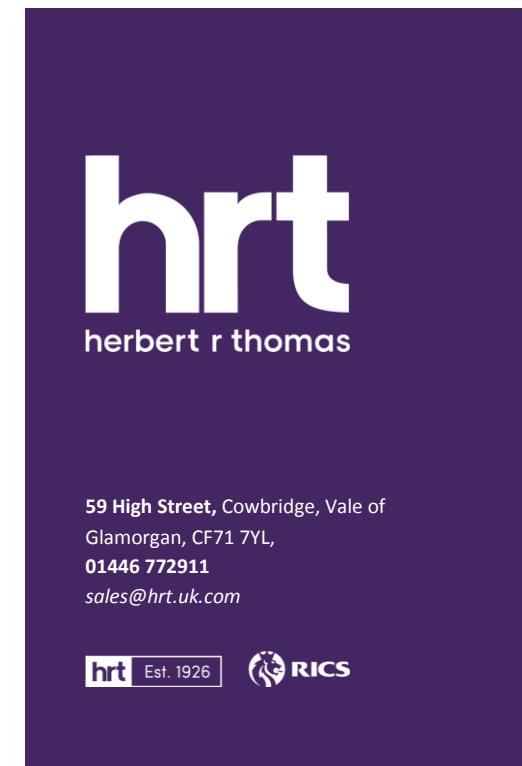
Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Viewing strictly by appointment through Herbert R Thomas

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