

**hrt**  
herbert r thomas

Pant Glas Farm  
Cae Pantglas  
Ynysmaerdy, CF72 8GX

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# Pant Glas Farm

Asking price **£580,000**

Situated on the periphery of Llantrisant forest is the stunning 18th century farmhouse, with approximately 2 1/2 acres of land, located in a convenient location off junction 34 of the M4.

Beautifully presented detached farmhouse

Set in grounds of approximately 2 1/2 acres

Four reception rooms

Four double bedrooms two with ensembles

Detached garage with self-contained apartment over

Convenient location less than five minutes drive to junction 34 of the M4

Walking distance into Llantrisant Forest

Ideal home for a large or extended family

Mature landscaped garden, allotment area and paddock space

Viewing is highly recommended









A stunning character farmhouse dating back to the late 1800s, with four receptions, four bedrooms, two ensembles and approximately 2 1/2 acres of land and a self contained annex.

Located on the periphery of Llanrisant forest, the property is entered via a solid wood door into a porch with windows either side, a slate tiled flooring and a solid wood door to the lounge. The lounge has a feature staircase to the first floor with a vaulted ceiling. A large Inglenook fireplace has log burning stove. Exposed stonework, laminate flooring and doorways to the kitchen and study. The kitchen is fitted with a range of base and eyelevel shaker units with worktop space over. There is a 1 1/2 bowl sink unit with mixer tap, space for range cooker, tiled flooring. Open plan access to the dining area. The dining area has sloping ceilings with exposed feature beams, French doors and window overlooking the rear garden, tiled flooring and doorways to the study and the utility room. The sitting room is a generous space with twin windows to the side and French doors flanked by windows overlooking the front. Laminate flooring and a feature fireplace with timber surround housing a gas fire.

The study is another well proportioned space with laminate flooring and twin windows to the rear. The utility room has been fitted with a range of base and eyelevel units with rolltop workspace over. Stainless steel sink unit with mixer tap, tiled flooring, PVCu double glaze window to the rear, a stable door to the side and a further doorway to a downstairs cloakroom. The cloakroom has been fitted with a two piece suite and full height tiling to walls and an obscure glazed window to the rear.

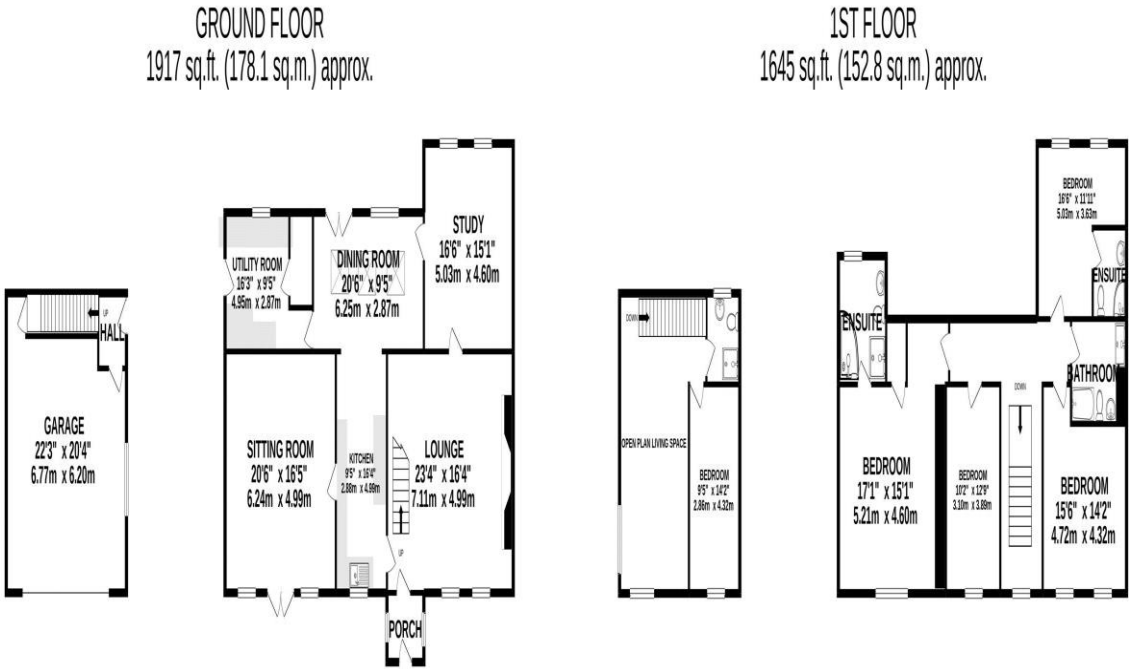
The first floor landing has a Velux skylight and doorways to all bedrooms and family bathroom. The bathroom has a four piece suite comprising; corner bath, low-level WC, pedestal wash hand basin and shower cubicle. Full tiling to walls, recessed spotlights and tiled flooring. The property offers four generous sized bedrooms. The master suite is a large double bedroom with recess spotlights, bespoke built-in wardrobes, dressing area, PVCu double glazed windows to the front and side and doorway to an ensuite bathroom. The ensuite has been fitted with corner bath, pedestal wash hand basin, low-level WC and shower cubicle. There are tiled walls, recess spotlights and window to the rear. Bedrooms Two

and Three are both generous size double rooms with recess spotlights, twin PVCu double glazed windows and the second bedroom benefits from an ensuite shower room. The fourth bedroom is the smaller of the double rooms with PVCu double glazed window to the front, currently used as a dressing room.

Outside the plot is of generous proportions with the property sitting in just under an acre of grounds including large driveway and lawned area with views over the Llanrisant Forest. There is a detached double garage with self-contained flat above. To the rear of the property is an enclosed decorative garden laid mostly to lawn with flagstone patio areas. To the side of the property is an allotment with power, water and gated access to the two fields of approximately 2 1/2 acres. The garage has an electric up and over door, power, light and there is a doorway on the side to an entrance hall with staircase rising to the first floor open plan living space. The open plan living space has a kitchenette, laminate flooring, windows to the front, side and rear and doorways to the shower room and bedroom. The bedroom has window to the front and laminate flooring. The shower room has been fitted with a three-piece suite comprising; shower cubicle, low-level WC and pedestal wash hand basin.

Viewings on the property are highly recommended to appreciate the opportunity on offer. NB.

Please note there are proposals to widen the A4119 at the rear of the property to a dual carriage way, with works planned to commence at the end of 2021. Interested parties are recommended to make their own enquiries into this. Plans will be made available on viewings of the house.



TOTAL FLOOR AREA: 3562 sq.ft. (330.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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### Directions

From Junction 34 of the M4 travel north along the A4119 signposted Llantrisant. Continue along this road passing through two sets of traffic lights directly over the first roundabout and through to further sets of traffic lights. At the next roundabout take the second exit and continue on the A4119 passing the Royal Glamorgan Hospital on the left hand side. At the next two roundabouts take the first exit and proceed on the A4119. At the next roundabout take the first left, onto Mynydd Garthmaelwg Road. Take the first left and left again into Pant Glas Farm.

### Tenure

Freehold

### Services

Mains water, electric & gas. Biodegradable sewage plant.

Council Tax Band F

EPC Rating C

Viewing strictly by appointment through Herbert R Thomas

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