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12 Ffordd Hann

Talbot Green
Pontyclun
CF72 9WX

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Asking price **£549,950**

A stylishly presented and extended, four double bedroom family home benefitting from recently landscaped front and rear gardens, triple driveway and garage. Favourably located within a select cul-de-sac a short distance from the award winning Lanelay Hall Hotel, the amenities of Talbot Green, Pontyclun and M4 corridor.

Extended, upgraded and stylishly presented throughout.

Barratt's 'The Classic Collection' range built circa 2017.

Entrance hall, WC, study, living room, snug, fitted kitchen/breakfast room, utility, sunroom.

Four double bedrooms, en-suite shower room and family bathroom.

Triple driveway parking leading to garage.

Walled, westerly facing, landscaped rear garden.

Well connected to local village amenities, countryside walks, schools and M4 corridor.





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Composite front door with glazed insert opens to ENTRANCE HALL with laid Amtico wooden style flooring, central ceiling light, with storage cupboard and separate WC just off. A carpeted stairs rises to the first-floor accommodation.

WC has tiled walls, modern WC and corner pedestal basin fitted.

The dual aspect BAY FRONTED SITTING ROOM enjoys a bright feel as windows to the front and side elevations draw in an abundance of natural light.

Door through to PLAYROOM/SNUG, with a continuation of the Amtico wood flooring, central ceiling light, large window looking to the ORANGERY.

A double opening to KITCHEN/BREAKFAST AREA with Amtico floor, a run of modern gloss cabinetry with matching breakfast peninsula and quality granite countertops over. Appliances to remain include a drinks cooler, oven, grill with AEG hob and extractor, stainless steel sink and fridge/freezer. A window to rear garden and additional under stair storage cupboard provide further storage options and could make an ideal pantry.

Opening through to UTILITY ROOM, fitted with matching units and granite worktops as the kitchen with provision for concealed integrated white goods, wall mounted Logic boiler and part glazed stable door giving access to the side.

A wide opening from the kitchen flows straight to the ORANGERY with a dining room and sitting area under a large, glazed pendant with electrically operated blinds and halo lighting. Two pairs of sliding doors connect the garden and house well, ideal for a busy family life and/or entertaining.

A fully carpeted first floor LANDING leads to the bedroom accommodation with airing cupboard and attic accessible.

BEDROOM 1 is a dual aspect double bedroom with carpet laid, ceiling light and has an integrated mirrored triple wardrobe.

A partially tiled EN-SUITE SHOWER ROOM with wood style floor, pedestal hand basin, double shower enclosure and modern WC fitted.

BEDROOM 2 is a forward-facing double bedroom with fitted carpet, fitted double wardrobes with a separate storage cupboard.

BEDROOM 3 and BEDROOM 4 enjoy elevated rear garden views, both carpeted and central pendant light to ceiling.

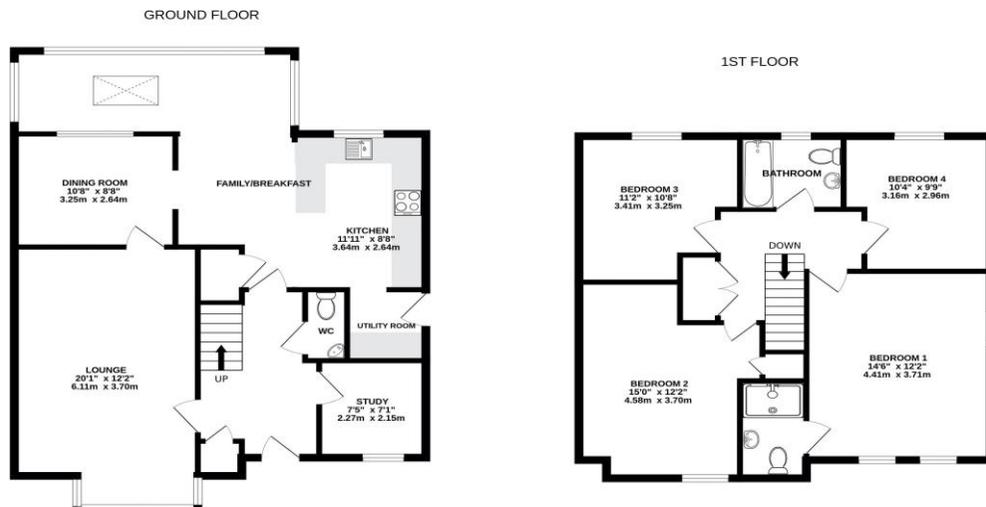
Fully tiled FAMILY BATHROOM comprises a three-piece suite, modern low-level WC, pedestal wash basin and panelled bath with shower over (mains-fed).

A stocked and planted front garden with paved pathway leading to front door and side tarmac triple driveway onwards to the detached garage and side gate into the rear garden.

GARAGE with electric rollover door, multiple power points, lighting and back garden access.

The westerly facing rear garden is fully enclosed, landscaped with family life and easy maintenance in mind. Indian sandstone paving leading onwards to a level artificial grass lawn with raised beds to the borders with mostly walled boundary providing a pleasant modern courtyard feel.

In addition, a large timber WORKSHOP/SUMMER HOUSE is to remain and benefits from power, lighting and an electric heater within.



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. Made with Metropac C302E





Directions

From our Cowbridge office travel in an easterly direction along the High Street turning left at the traffic lights, follow this road through Aberthin, Ystradowen and Pontyclun. Drive past Leekes (on your right) and at the traffic lights turn left. On reaching the roundabout take the second exit signposted towards Lanelay Hall Hotel, onto Rhodfa Bryn Rhydd and second left into Ffordd Hann, take the first right into a select cul-de-sac where No.12 will be the first house immediately to your left, as indicated by our 'For Sale' board.

What3Words: beauty.glass.conspire

Tenure

Freehold

Services

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

Viewing strictly by appointment through Herbert R Thomas

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hrt Est. 1926 **RICS**

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.

