

# hrt

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## 'Hillcrest'

1 Danygraig Crescent

Talbot Green

Pontyclun

CF72 8AR

[hrt.uk.com](http://hrt.uk.com)



# 'Hillcrest' 1 Danygraig Crescent

Asking price **£475,000**

A greatly extended, detached 3/4 bedroom family home, beautifully presented throughout and set in a generous plot with landscaped front and rear gardens, scenic countryside views, and a private driveway.

Entrance porch to hall, shower room/WC, sitting room, dining room open to fitted kitchen and sunroom, utility, home office/bedroom 4 and integral garage.

Upstairs are 3 generously sized bedrooms and a marble tiled family bathroom.

Direct views overlooking the local countryside and notably the 'Billy Wynt'.

Beautifully landscaped and private rear garden.

Convenient location within walking distance to all of Talbot Green's amenities and services.

Great M4 connectivity within minutes.





A part-glazed front door opens into a welcoming tiled **ENTRANCE HALL**, enhanced by frosted windows and a lantern light, leading through to a central hall with elegant oak parquet flooring, recessed spotlights and a carpeted staircase.

A fully tiled **SHOWER ROOM/WC** sits off the hall, fitted with a contemporary vanity sink, WC and a sleek shower enclosure.

The front-facing **DINING ROOM** features original-style parquet flooring and a recessed fireplace, which flows into the fitted **KITCHEN**. This great space offers high-quality cabinetry, granite worktops, a breakfast bar, and integrated appliances including oven/grill, induction hob and extractor. Bathed in natural light, it boasts a double-height pitched ceiling with Velux windows and views across the rear garden.

An opening leads into the **SUNROOM**, complete with tiled flooring and French doors leading out to the garden. Sliding doors connect to the front **SITTING ROOM**, which offers a cosy ambience with fitted carpet, a large window, wall-mounted uplights and a cut-stone fireplace housing an inset wood burner.

From the kitchen, a **UTILITY/BOOT ROOM** provides plumbing for white goods, generous storage and a part-glazed side door.

The **HOME OFFICE/BEDROOM FOUR** sits to the side with fitted carpet and direct access to the integral garage, which includes power, lighting, an electric roller door and houses the Worcester combi boiler.

Upstairs, **BEDROOM ONE** is a spacious front-facing double with fitted sliding wardrobes.

**BEDROOM TWO** is also a well-proportioned front double, while **BEDROOM THREE** is a comfortable small double overlooking the rear garden.

The **FAMILY BATHROOM** is beautifully finished with full marble tiling, a generous walk-in double shower, a low-level WC and a stylish marble basin set on a wooden vanity unit.

Outside, the hedge-lined **FRONT GARDEN** with pillared entrance leads onto the private driveway and **GARAGE**.

Secure side access opens to the fully landscaped **REAR GARDEN**, featuring a well-kept lawn, established planting, a seating terrace and a dedicated hot tub area (hot tub to remain), all enjoying far-reaching countryside views.

## AWAITING FLOORPLANS





### Directions

From Junction 34 of the M4, travel north signposted Llantrisant. Continue along the dual carriageway through two sets of traffic lights and over the first roundabout. At the second set of lights, turn left signposted Talbot Green. At the lights, turn right onto Danygraig Drive. At the T-junction, turn left onto Danygraig Crescent, where No. 1 will be found just beyond the grass verge to your right-hand side, as indicated by our 'For Sale' board.

What3Words: consults.town.seagulls

### Tenure

Freehold

### Services

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

Viewing strictly by  
appointment through  
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**AWAITING EPC**

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