

Gelliwrgan Farm Gelli Wrgan Road

Pontypridd, CF37 3PG

Watts & Morgan













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Ynysbwl, Pontypridd, CF37 3PG

£785,000 Freehold

3 Bedrooms | 2 Bathrooms | 3 Reception Rooms

Dating back as far as the 17th century, Gelliwrgan Farm a 3/4 bed farmhouse set within 3.901 acres, occupies a wonderfully private position on the outskirts of the village of Ynysybwl, within Rhondda Cynon Taf and close to the town of Pontypridd. Set amid a peaceful rural sanctuary, the property enjoys an enviable sense of seclusion while remaining within easy reach of everyday amenities, including local schools, shops and restaurants. To the south, the historic market town of Pontypridd sits at the meeting point of the three valleys, while to the north lies the expansive Llanwynno forestry, offering a striking natural backdrop. Combining tranquillity, heritage and convenience, Gelliwrgan Farm presents a rare opportunity to enjoy the best of both worlds: a private countryside retreat with town life and the M4 corridor readily accessible when required.







Directions

Pontypridd Town Centre – 6.2 miles

Cardiff City Centre – 20.7 miles

M4 Motorway – 15.7 miles

Your local office: Cowbridge

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Summary of Accommodation

ABOUT THE PROPERTY

Approached from the driveway, the ground floor opens into a practical utility area, with access to both a storeroom and boiler room. From here, stairs rise to the true heart of the home: an impressive open-plan kitchen, dining and living space designed for modern country living. Generously proportioned and wonderfully sociable, this inviting space is ideal for entertaining, while the substantial feature log burner creates a warm and atmospheric focal point for cosy evenings in the Welsh hills. Just off the kitchen, a hallway leads to a ground-floor shower room, a charming sitting room with its own feature fireplace, and a well-appointed ground-floor bedroom, the entrance hall itself can be used as an ancillary kitchen, for potential use as multi-generational living or other opportunities such as Air BnB subject to all necessary planning consents

The first floor is accessed from the kitchen, opening directly into a versatile landing area currently arranged as an artist's studio. This flexible space would lend itself beautifully to use as a study, creative retreat or fourth bedroom, subject to requirements. Continuing along the landing are two further double bedrooms and a family bathroom, completing the accommodation with a comfortable and well-balanced layout.

GARDENS AND GROUNDS

Gelliwrgan Farm is set within approximately four acres of attractive grounds, comprising small paddocks, woodland and established gardens. The holding includes a range of useful outbuildings, including pole-barn-style stabling and storage sheds, together with a characterful stone-built shed. The gardens are arranged to include both floral and productive vegetable areas, ideal for those seeking a more self-sufficient country lifestyle. With distinct garden sections, meandering walkways and terraced features, the grounds offer an immediate sense of peace and tranquillity. The paddocks are currently grazed by ponies under an existing tenancy arrangement.

ADDITIONAL INFORMATION

Freehold. Mains electric along with the use of installed solar panels and a private bore hole water supply to the property which is metered and shared with the neighbour under a legal agreement. Council Tax Band 'F'. Rhondda Cynnon Taf County Borough Council Heating is provided by source heat pumps and log burner. There is private drainage by way of a cesspit.







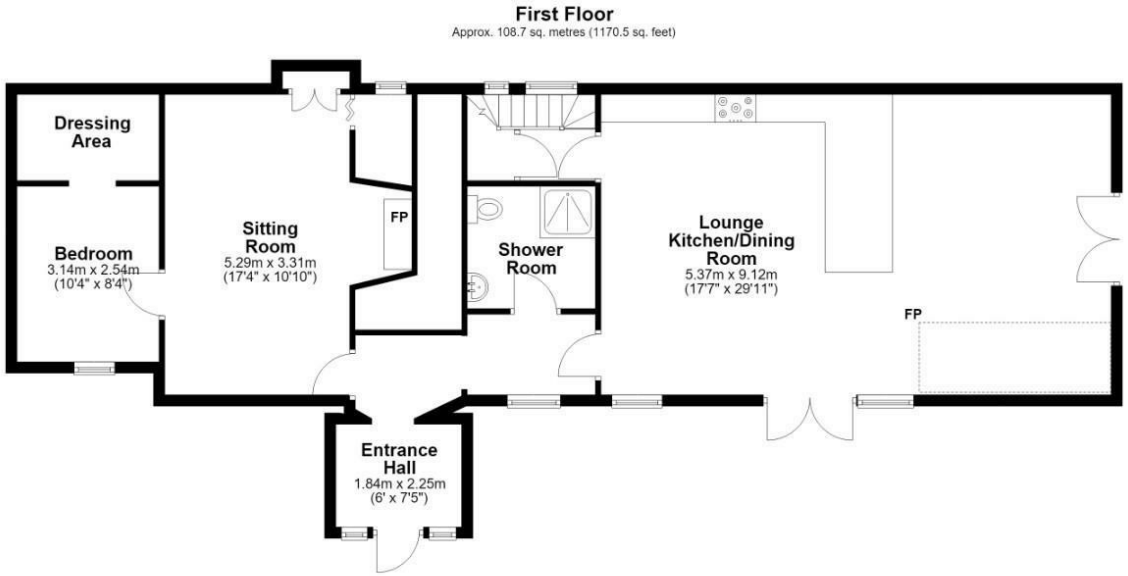






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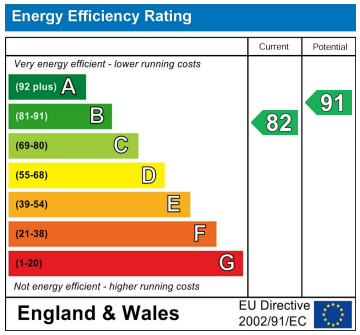






Total area: approx. 188.9 sq. metres (2033.8 sq. feet)





Scan to view property

Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.



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