



1 Tynewydd Cottage,  
Pontypridd, CF37 4HP

Watts  
& Morgan



# 1 Tynewydd Cottage

Cilfynydd, Pontypridd CF37 4HP

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**£766,000 Freehold**

**4 Bedrooms | 2 Bathrooms | 1 Reception Rooms**

The property comprises of a 2 story, 4 Bedroom Semi Detached Cottage which benefits from a 4 Stables, Store and Hay Barn with offroad parking and small paddock all set within 0.49 acres. On entering the property, off the highway, the small grazing paddock is situated to the right, with the stables surrounding a hard standing driveway. The hard standing area allows for plenty of parking.

The cottage is directly ahead to the right when entering the driveway. When entering the house itself, you will be greeted with a small boot room, to the right is a spacious kitchen dining area which has recently been extended, with patio doors in to the garden. The Kitchen leads to a cosy living room, with a large recently modernized wet room to include WC. To the first floor, there are four double bedrooms, and family bathroom.

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## Directions

Travelling north from Junction 32 of the M4 motorway, continuing on the A470 until the Abercynon exit, take the second exit and then right at the traffic lights, turn left at the T Junction, travel along this road for approximately half a mile taking the next right. Stay on this mountain road for approximately a mile and the property is on your right hand side. W3W://coolest.fallback.retina

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**Your local office: Cowbridge**

**T** 01446 774152 (1)

**E** rural@wattsandmorgan.co.uk







## Summary of Accommodation

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### PROPERTY DESCRIPTION

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To the first floor, there are four double bedrooms, and family bathroom.

### SITUATION

Situated between Merthyr Tydfil and Caerphilly, Llanfabon is a small hamlet, surrounded by beautiful farmland and common land, however just a short drive from the A470 and M4.

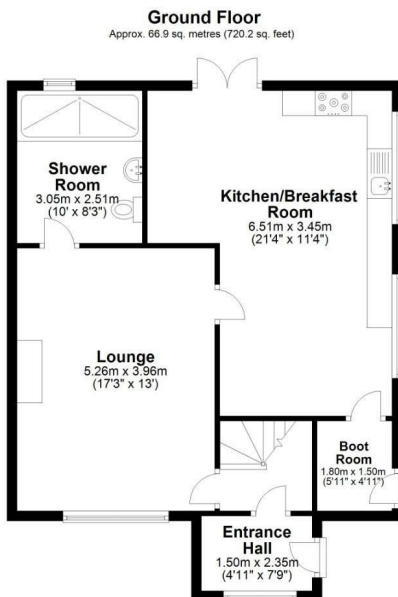
### GARDEN AND GROUNDS

The property benefits from a private garden, however also has a paddock to the right of the property, perfect for turnout for a horse or those who are garden enthusiasts.

### ADDITIONAL INFORMATION

Freehold. Mains electric, with Solar Panels installed, Solid Fuel Heating, water and Separate Soakaway and cesspit drainage. Council Tax B.






Total area: approx. 122.7 sq. metres (1320.8 sq. feet)

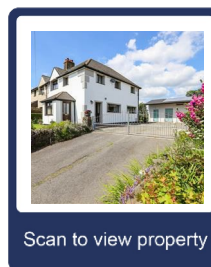
Plan produced by Watts & Morgan LLP.  
Plan produced using PlanUp.



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.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>53</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



**Bridgend**  
T 01656 644 288  
E [bridgend@wattsandmorgan.co.uk](mailto:bridgend@wattsandmorgan.co.uk)

**Cowbridge**  
T 01446 773 500  
E [cowbridge@wattsandmorgan.co.uk](mailto:cowbridge@wattsandmorgan.co.uk)

**Penarth**  
T 029 2071 2266  
E [penarth@wattsandmorgan.co.uk](mailto:penarth@wattsandmorgan.co.uk)

**London**  
T 020 7467 5330  
E [london@wattsandmorgan.co.uk](mailto:london@wattsandmorgan.co.uk)

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