

Tudor Lodge, Cowbridge Road,
Talygarn, Pontyclun, CF72 9JU

Watts & Morgan



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Talygarn, Pontyclun, RCT, CF72 9JU

Guide price: £995,000 Freehold

5 Bedrooms | 4 Bathrooms | 4 Reception Rooms

Set within a large and proportionate plot of 1/3 an acre, Tudor Lodge is a modern and modernised home providing close to 3000 sq.ft of thoughtfully considered, family friendly accommodation. Hallway with cloakroom, second sitting room, open plan kitchen/living/dining room leading to conservatory with garden beyond. Also pantry. Superb principal suite with bedroom area, dressing room and en suite bathroom; a second en suite guest bedroom, three further double bedrooms, shower room and study area (possible sixth bedroom). Integral double garage incorporating great storage and utility space. Generous parking provision to driveway; wonderfully sheltered, enclosed garden to the rear including block paved terrace and lawn.

EPC rating: TBC







Directions

Cowbridge Town Centre – 4.4 miles

Cardiff City Centre – 11.7 miles

M4 J34 Miskin – 3.6 miles

Your local office: Cowbridge

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Summary of Accommodation

About the property

Tudor Lodge is a modern, detached family home updated and reconfigured in recent years to offer deceptively spacious and thoughtfully considered family accommodation. An entrance porch to the front leads to a ground floor hallway from which a straight run staircase leads to the first floor; doors lead to a lounge, to a second sitting room and to the kitchen/living/dining space. Further doors open into a cloaks cupboard and a WC. A multi-use second family sitting room overlooks the front garden and provides a highly flexible, adaptable space ideal for use as a study/craft room/playroom etc. The dining room, like the family, overlooks the front garden and has been opened up in more recent years to provide a wonderful kitchen/living/dining space. As such, it is open plan to the kitchen and to the living room providing a great space – the true heart of the home. The kitchen has a broad window overlooking the rear garden and includes a comprehensive range of 'Wren' kitchen units with granite surfaces atop and including a central island. A broad range cooker is to stay; so too an integrated dishwasher. American style fridge-freezer is available by separate negotiation. To one corner of the kitchen is a neat pantry fitted with a range of store shelves whilst a connecting door links through to the integral garage in which is a utility area with space and plumbing for washing machine, a dog shower and a comprehensive range of storage. The lounge immediately adjacent, and open plan, to the kitchen and has, as a focal feature, a multi-fuel stove recessed within a chimney breast. This family living space connects through to a conservatory to the rear of the property from which to access the garden.

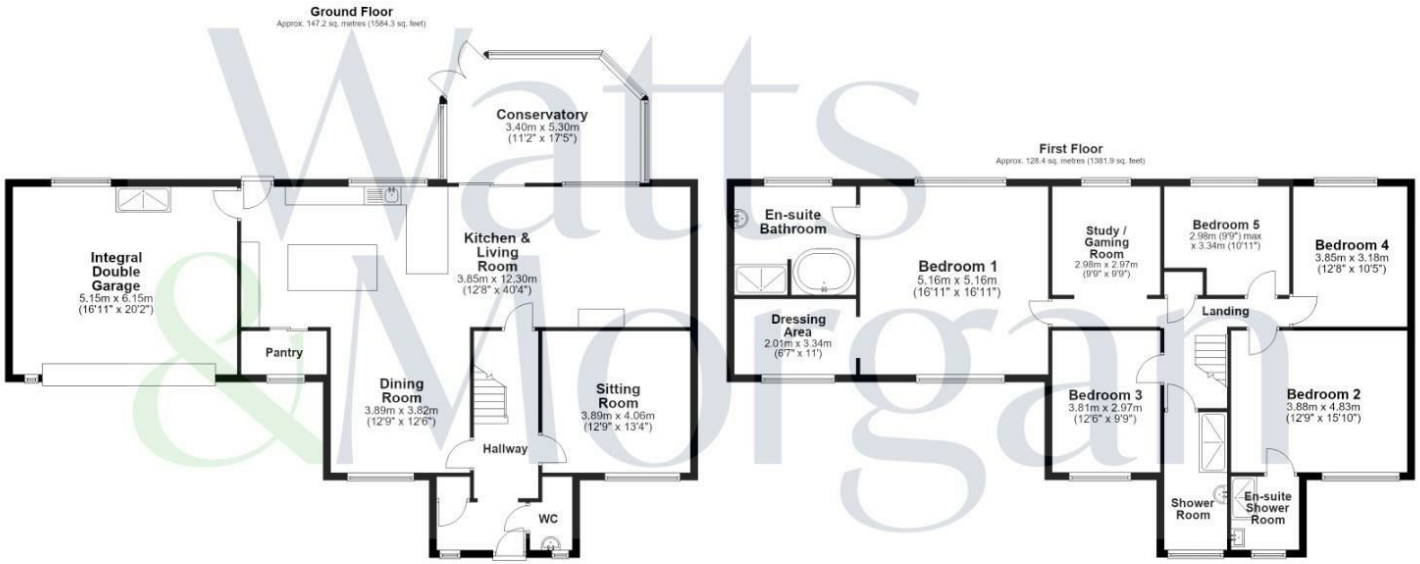
To the first floor, a landing area has doors leading to all bedrooms and to a shower room. An arch opens to a games area/study space which has considerable potential to be made into a sixth bedroom if ever required. The largest, principal bedroom, is a wonderful space including sizeable bedroom area, its own dressing room with a range of wardrobes to remain and a separate, luxurious en suite bathroom with twin bath and walk-in shower cubicle (completed 2025). The second, guest bedroom is also en suite while the three remaining bedrooms are all doubles. These three bedrooms all share use of a modern, extremely stylish shower room (again completed 2025).

Additional information

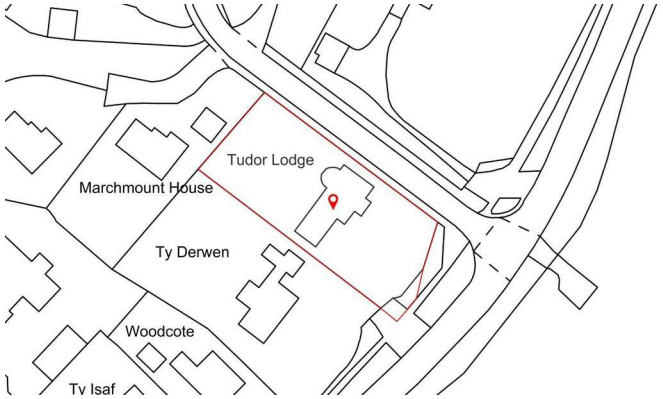
Freehold. Mains electric, water and gas connect to the property.
Drainage: to be confirmed. Council Tax: Band H

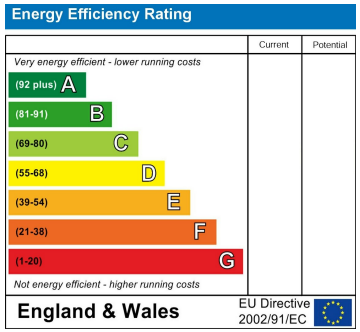
Garden & Grounds

From the road fronting Tudor Lodge, a broad pull-in leads through a deep grass verge and via a gated entrance onto a block paved driveway with much provision for parking. The drive skirts past a sizeable area of lawn and leads to the garage. This front garden, like the rear garden, is well screened by mature trees, shrubs and fencing. Paths lead through gated entrances, to both sides of the property, and skirt around to the rear of the house. A larger garden, to the rear of the house, features a broad, deep block paved patio accessed from both the kitchen and the conservatory. This leads, in turn, onto a larger area of level lawn interspersed with a number of specimen trees. Garden store shed, to the far corner of the garden, is to remain.



Total area: approx. 275.6 sq. metres (2966.3 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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