



Brynteg Farm , Llanharry,  
Pontyclun, RCT, CF72 9LH

Watts  
& Morgan



# Brynteg Farm , Llanharry,

Pontyclun, RCT, CF72 9LH

## Guide Price £875,000 Freehold

3 Bedrooms | 2 Bathrooms | 3 Reception Rooms  
2 Detached Multi-Functional Garages/Gym

A truly impressive detached executive family home in the centre of Llanharry. Extended and fully re-modelled to include two substantial detached multi-functional garages/gym. Immaculate and contemporary accommodation throughout to include; entrance porch, hallway, lounge with log-burner opening into dining room and a family kitchen-living room. Plus a utility and WC. First floor landing with three double bedrooms, a dressing room and luxury 5-piece bathroom. Externally offering a superb package to include; detached two-storey double garage with home office space above and separate detached gym with utility area, shower room and loft storage. Viewing highly recommended to appreciate this high specification property.

EPC Rating D.

### Directions

Cowbridge Town Centre – 4.7 miles

Cardiff City Centre – 18.0 miles

M4 Motorway – 4.5 miles

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## Summary of Accommodation

### ABOUT THE PROPERTY

A truly delightful, substantial family home and purpose-built detached garage with multi-functional living/office/bedroom space above.

Viewing highly recommended to appreciate the luxurious finishes throughout this detached property, which has undergone a full high-spec refurbishment in recent years.

A broad entrance porch leads through into the hallway which presents porcelain floor tiles and oak doors lead off to the living accommodation. A staircase with glass balustrade and oak rail leads to the first floor landing with bespoke storage-seating area beneath.

The lounge is a lovely cosy room with central feature 'Contura' log-burner set on a flagstone hearth and beam mantel. This room is laid with wood-block parquet flooring and opens seamlessly into the dining room enjoying a dual aspect with French doors to the garden.

The open-plan kitchen-dining-living space is an ideal entertaining area, and is fitted with a range of shaker-style wall and base units with quartz surfaces and upstands. A central co-ordinating island wraps around into a breakfast bar area which provides space for high stools. Offering a range of AEG integral appliances to remain to include; induction hob with extractor above, double oven, micro/grill and dishwasher. The kitchen-dining area opens into a snug area which is ideal for family life.

Completing the ground floor accommodation is a utility room and contemporary 2-piece WC. The utility room provides additional wall and base units with oak work surfaces and Belfast sink. A large cupboard houses the gas-combi boiler.

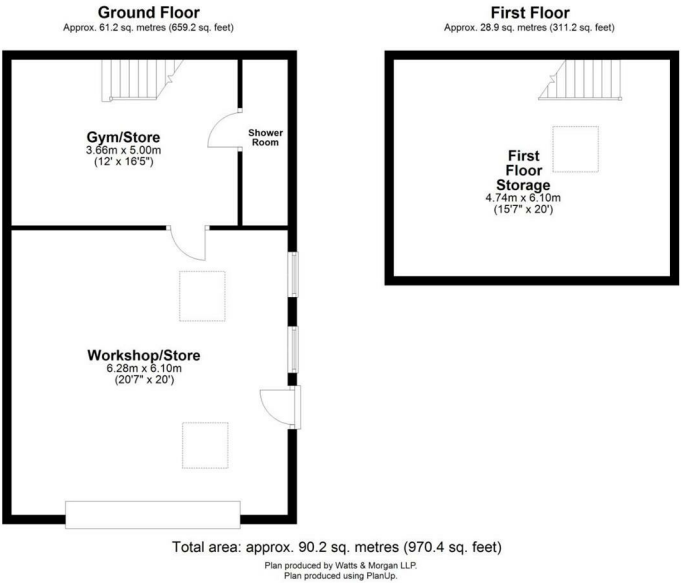
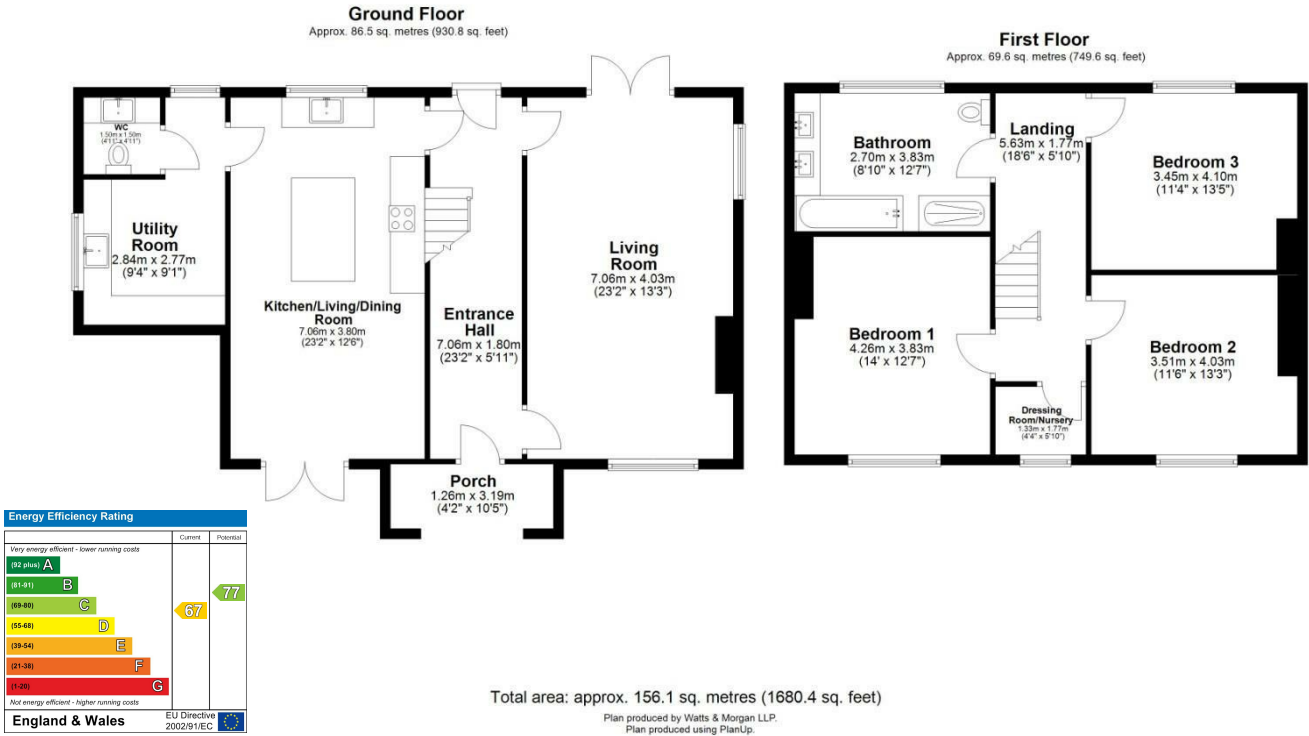
To the first floor, the landing provides all oak doors to the three double bedrooms and dressing room/childs' nursery.

The two larger bedrooms have a range of built-in wardrobes to remain. In addition, a central dressing-room with glazed oak door overlooks the front aspect and provides use as a childs' nursery (if required).

All bedrooms shared use of the luxurious family bathroom which has been fitted with a quality 5-piece suite to include; walk-in shower with 'rainfall' shower head, dual-ended bath and twin basins set on a large vanity cupboard.



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.



## GARDENS AND GYM ROOM

Accessed from a quiet country lane in the centre of Llanharry, sits Brynteg Farm. Electric double gates provide the entrance to the gardens, with sweeping driveway providing off-road parking for several vehicles. The garden is enclosed by high wall and mature cherry laurel borders, providing a good degree of privacy to this south-facing space. The driveway leads to the purpose-built, detached two-storey garage with bi-folding doors.

The front garden is centred around the swimming pool with surround lighting and pool house (housing the filtration system and air source heat pump), whilst the rest of the garden is laid to lawn. To the rear of the property is a fully landscaped entertaining garden with large porcelain patio area, lawn space and timber storage shed to remain. Tall, mature trees border the garden to give this area privacy.

Accessed from the rear garden is provided into the detached gym with utility area, with roller shutter front door plus pedestrian door. This superb addition to the property has been finished to a very high standard with polished sealed concrete flooring and a freestanding wood-burning stove. Double opening glass doors lead into a utility-laundry area and a 3-piece tiled shower room fitted with a contemporary suite. A floating staircase leads to the first floor storage space.

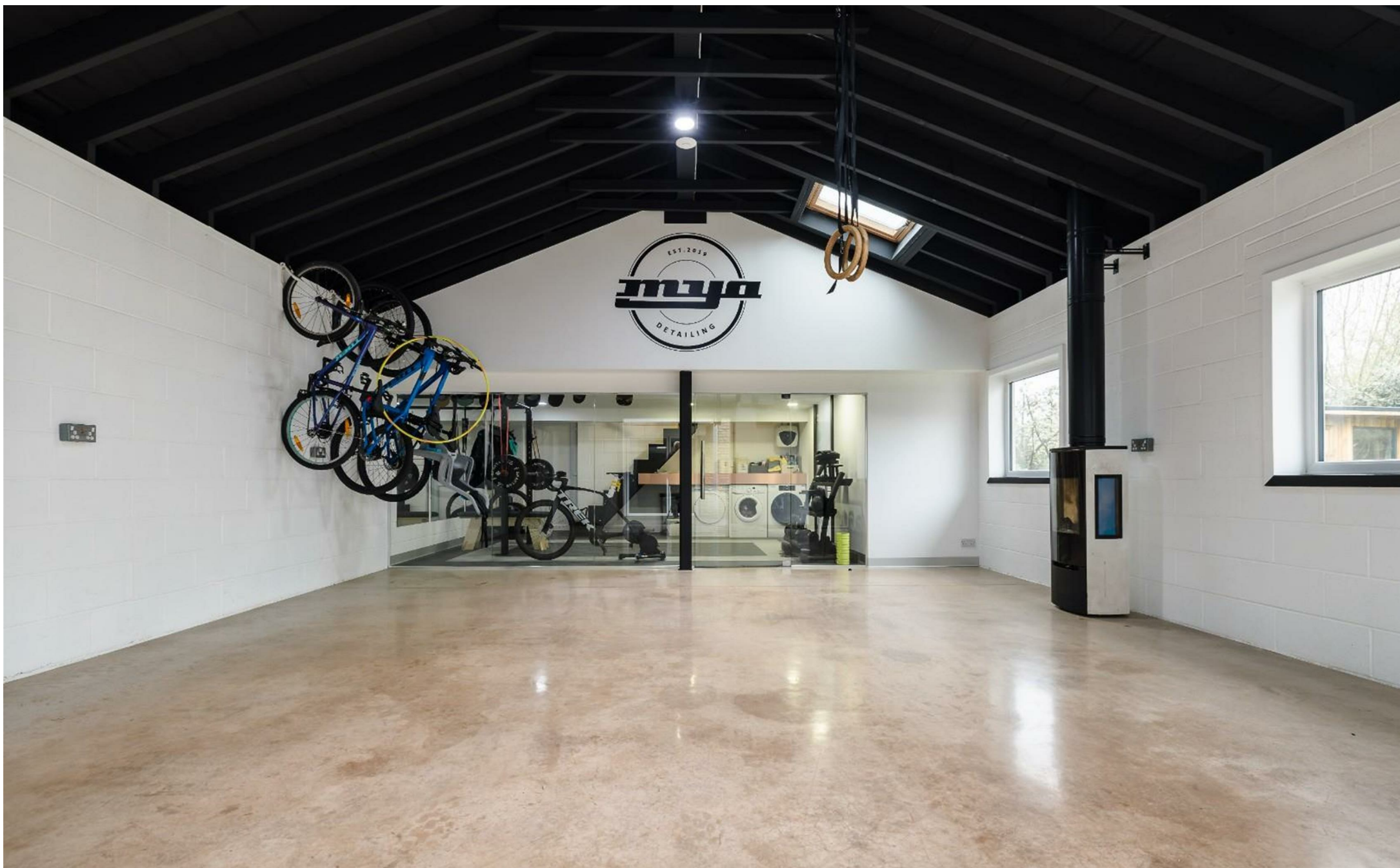
## TWO-STOREY DETACHED GARAGE

The truly impressive detached purpose-built double garage provides ample storage space and is fitted out with two sets of bi-folding doors leading to the both sides, with separate enclosed store. With full power supply, a good range of storage cupboards and electric heating - this multi-functional space offers much flexibility. A staircase leads to the first floor area which is ideal as a hobbies room or home office with Velux window and provides access onto a decked balcony with glass balustrade. Furthermore, there are two additional storage rooms.

## ADDITIONAL INFORMATION

Freehold. All mains services connected. Gas-fired central heating. Air source heat pump for pool. Council tax band F.





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