



Watts
Morgan
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For Sale

3 Pantaquesta Cottages
Hensol Road, Hensol, CF72 8JW

Watts
& Morgan



3 Pantaquesta Cottages, Hensol Road.

Hensol, Pontyclun, Rhondda Cynon Taff, CF72 8JW

Guide price: £385,000 Freehold

3 Bedrooms | 1 Bathrooms | 2 Reception Rooms

A 19th Century Quarrymans end of terrace cottage retaining an immense wealth of character. Living room with multi-fuel stove, dining area opening to sitting room with garden beyond. Kitchen giving access to integral garage. To the first floor: three bedrooms and family bathroom with bath and separate shower cubicle. Off-road parking to the front, integral garage, garden area to side and especially long, west facing garden to the rear.

EPC rating: TBC

Directions

Cowbridge Town Centre – .6 miles

Cardiff City Centre – 12.1 miles

M4 Motorway, J34 Misken – 1.9 miles

Your local office: Cowbridge

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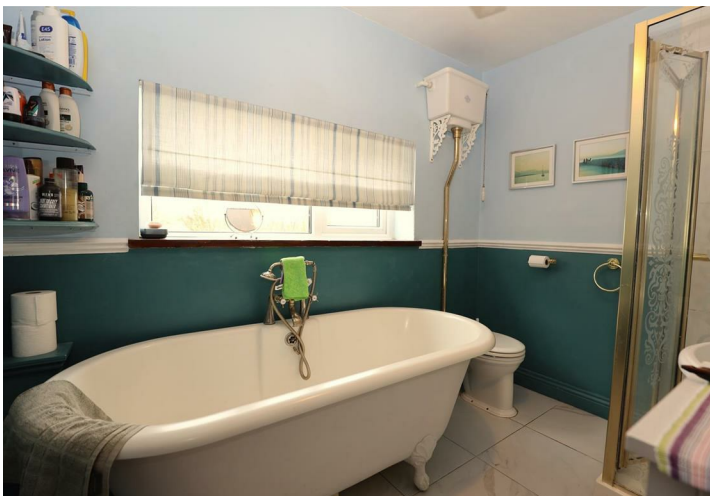


Summary of Accommodation

About the property

Pantaquesta Cottages is understood to have been built around 1840, the end of a terrace of three quarry workers cottages. It retains an immense wealth of character but with all modern requirements expected; it is one that must be viewed to be fully appreciated. Steps lead up from the forecourt parking area to the front entrance door and into an entrance hall. A staircase runs to the first floor and door leads into the lounge. This lounge looks to the front of the property and has, as a focal feature, a multi-fuel stove resting on a flagstone hearth within an exposed stone chimney breast flanked to either side by alcoves. Wood panelling divides the living room from the staircase whilst double width, glazed doors lead to the dining room. Originally the end of the property, a broad, open square arch links the generous dining area to an additional sitting room from which there are doors and tall windows looking in a westerly aspect over the rear garden. This west facing sitting area has exposed wooden floor boards and, to one side, are two doors: one opening to a cloaks store cupboard and one opening to the WC. The adjoining kitchen is a great area providing a good range of storage with solid wooden worktops. Induction hob and electric oven are to stay; space/plumbing remains for a washing machine, for a slimline dishwasher and for a tall fridge freezer. A window from the kitchen overlooks the rear garden while a door opens to the side elevation; an internal door leads into the garage.

To the first floor the largest double bedroom is to the front of the property and looks over Hensol Road. This generous double bedroom has characterful exposed stone walling and two store cupboards. A middle, second bedroom is a good double whilst the third is a large single positioned to look out over the rear garden. All bedrooms share use of the family bathroom with its claw-and-ball footed roll top bath and separate corner shower cubicle.

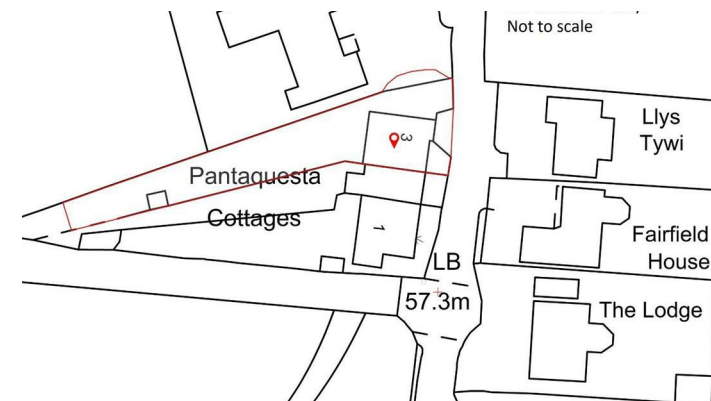


Additional information

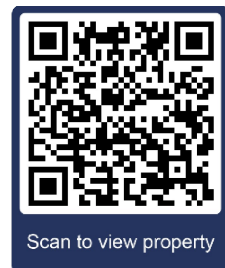
Freehold. Mains electric and water connect to the property. Oil fired central heating. Cesspit drainage. Council tax: Band E.

Garden & Grounds

From the Miskin to Hensol road, there is a block paved pull-in area fronting the property with parking for two cars. An up and over door leads into the garage while steps lead from the driveway to the principal entrance. A path borders a deep side garden and leads to a back door in to the kitchen and continues to the rear garden. The side garden includes mature planted flower and shrub beds and runs onto a paved patio running almost the whole width of the plot and is accessed primarily from the sitting room. This enjoys a westerly aspect and will catch the afternoon and evening sun. Steps lead up from here to a much larger garden comprising lawns interspersed with paved areas and including an ornamental fishpond. Closer to the far end of the garden is a greenhouse (to remain).



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			80
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



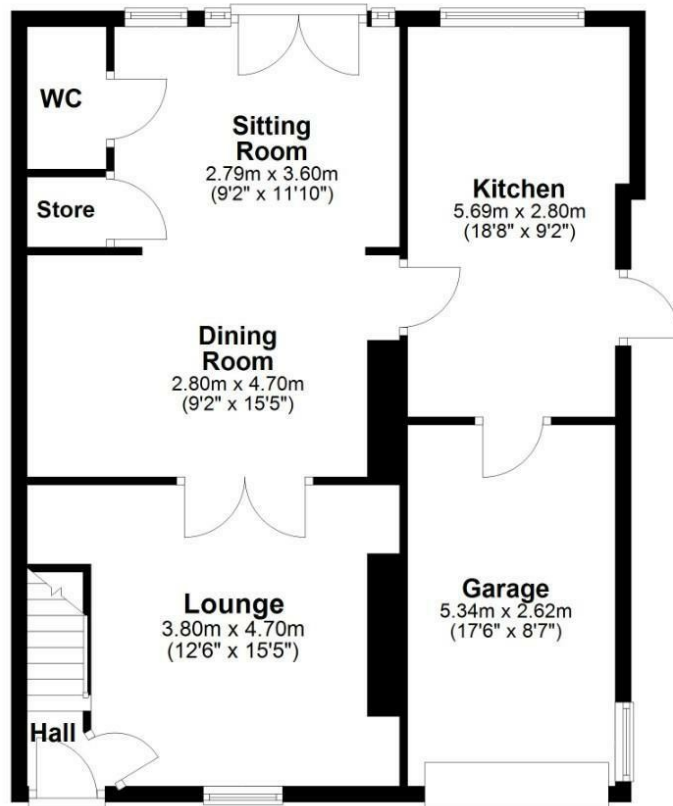
First Floor

Approx. 46.8 sq. metres (504.2 sq. feet)



Ground Floor

Approx. 75.5 sq. metres (813.1 sq. feet)



Total area: approx. 122.4 sq. metres (1317.3 sq. feet)

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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