



**Green Acre, Collenna Road**

**Tonyrefail, Porth, Rhondda Cynon Taff, CF39 8YT**

**Watts  
& Morgan**







# Green Acre, Collenna Road Tonyrefail, Porth, Rhondda Cynon Taff, CF39 8YT

**Guide Price £599,950** Freehold

## 5 Bedrooms : 2 Bathrooms : 2 Reception Rooms

Set within a plot of about 0.6 of an acre and enjoying superb westerly views over the valley onto hillsides to distance. Spacious, extended accommodation includes living room and dining room, both enjoying the views, fitted kitchen with breakfast area. Five bedrooms, large family bathroom and a separate shower room. Ample driveway parking and a double garage, greenhouses, outbuildings and an outdoor swimming pool and changing room.

EPC rating: E45

### Directions

From junction 34 of the M4 motorway proceed north via the A4119 for some 4 miles. Enter Tonyrefail off the roundabout on the A4119 into Mill Street and, at the cross roads junction with High Street, continue straight ahead into Collenna Road. Green Acre is located to the northern end of Collenna Road, the second-to-last house on the right hand side. It is accessed via a sloping driveway running from the road and shared between 4 houses in total.

- Talbot Green 5 miles
- Cardiff City Centre 17.3 miles
- M4 (J34, Miskin) 7 miles

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## Summary of Accommodation

### ABOUT THE PROPERTY

- \* Located to the northern end of Tonyrefail village in an elevated position, enjoying quite superb westerly views over the valley onto hillsides to distance.
- \* Green Acre is set within a plot of about 0.6 of an acre and offers considerable scope to further improve or to re-model if wished (subject to any appropriate consent).
- \* Entrance hallway to the rear of the property has a cloakroom off and a door leading into the central dining room.
- \* Dining room and the adjacent lounge both look to the front of the property and have tall, broad sliding doors opening to a paved patio area from which to enjoy the amazing views.
- \* An adjacent kitchen/breakfast room runs the depth of the property and includes a good range of units with gas hob and electric oven to remain. The breakfast area is, again, positioned to enjoy the superb views. Double doors from this space open to a sheltered side patio.
- \* Beyond the kitchen is a utility room with a back door entrance, further storage and space / plumbing for a washing machine and additional appliances
- \* To the first floor a landing area has doors leading to three double bedrooms all positioned to enjoy the outstanding westerly aspect.
- \* An inner landing area has doors leading to the master bedroom; to a family bathroom; to a shower room/WC; and also to bedroom five.
- \* Of these bedrooms, three double bedrooms are positioned to enjoy the quite superb westerly views over the front garden of Green Acre and onto to hillsides to far distance.
- \* An especially generous family bathroom includes a walk-in, adapted bath, twin wash hand basins and WC. The separate shower room features a broad shower, WC and basin.
- \* The fifth bedroom is currently used as a dressing room, being fitted with a very good range of wardrobes, storage and drawers.

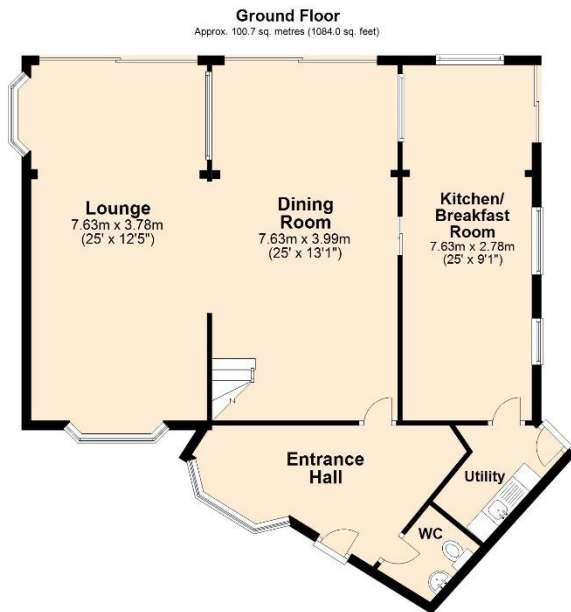
### GARDENS AND GROUNDS

- \* Green Acre is set within a plot of about 0.6 of an acre.
- \* A sloping driveway runs from the road frontage and leads via bespoke wrought iron gates onto a paved parking area.
- \* This paved parking area runs past the garage (approx. max 6m x 6m, not inspected internally).
- \* To the western side of the property is a paved patio area leading, in turn, to an additional paved seating area adjacent to the kitchen/breakfast room.
- \* From here there are quite superb views over the valley onto hillsides to distance.
- \* At a lower level is an outdoor swimming pool (approx. 11m x 6m) with paved surround.
- \* This is overlooked by a Spanish-style pool hut with a changing/storage room and an adjacent filtration/pump room.
- \* Three greenhouses are all to remain; adjoining the property, to its rear, are two storage sheds/workshops.
- \* This particularly generous plot offers much scope for any buyer to further improve the property or remodel if required (subject to any appropriate consents)

### TENURE AND SERVICES

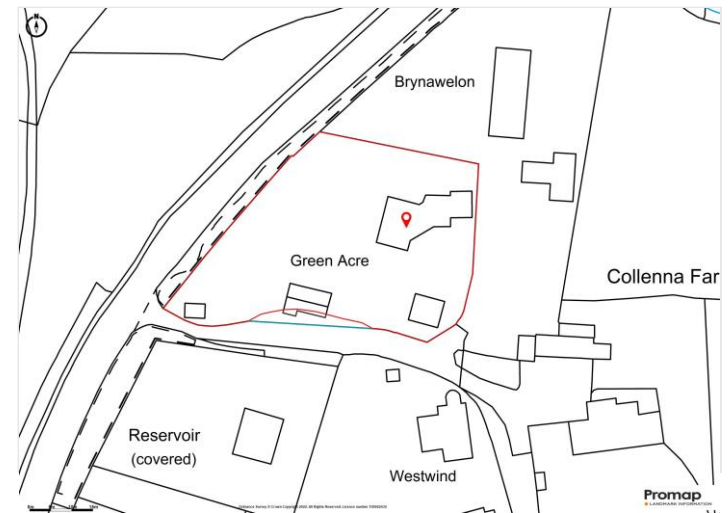
Freehold. Mains gas, electric and water connected. Cess pit drainage. Council Tax: Band F





Total area: approx. 209.7 sq. metres (2256.7 sq. feet)

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		80
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	45	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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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