



Llwynocrwn Uchaf Farm, Llwynocrwn Road  
Pontypridd, Rhondda Cynon Taff, CF38 2BE

Watts  
& Morgan







# Llwynocrwn Uchaf Farm, Llwynocrwn Road

Beddau, Pontypridd, Rhondda Cynon Taff, CF38 2BE

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## Guide Price £430,000 Freehold

4 Bedrooms | 1 Bathrooms | 2 Reception Rooms

Spacious Four-Bedroom Home with Large Attached Barn – 2,885.5 sq ft – Huge Potential

This partly renovated four-bedroom home offers a compelling mix of finished charm and untapped potential, perfect for those seeking a countryside lifestyle with room to grow. With a stylish living room, recently updated kitchen, high-spec bathroom, and substantial grounds including an attached barn, electric gates, and mature gardens, this property is a rare find. Whether you're envisioning a dream family home or a project with development prospects, this expansive residence is full of opportunity.

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### Directions

Cowbridge Town Centre – 9.2 miles

Cardiff City Centre – 17.0 miles

M4 Motorway Llantrisant – 2.0 miles

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Your local office: Cowbridge

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## Summary of Accommodation

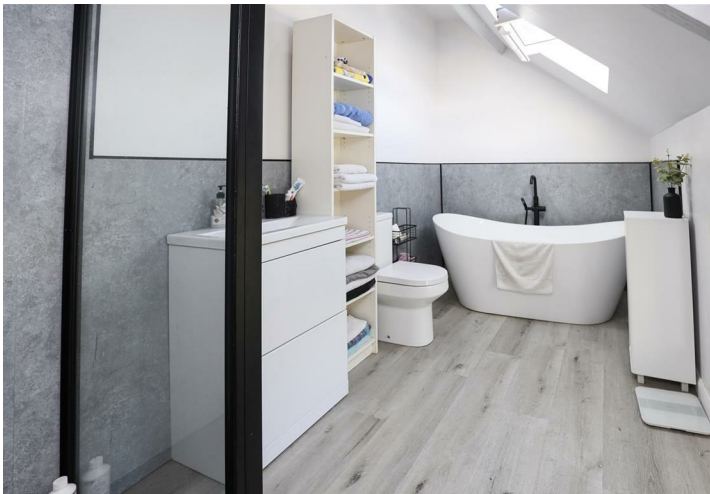
### About the Property

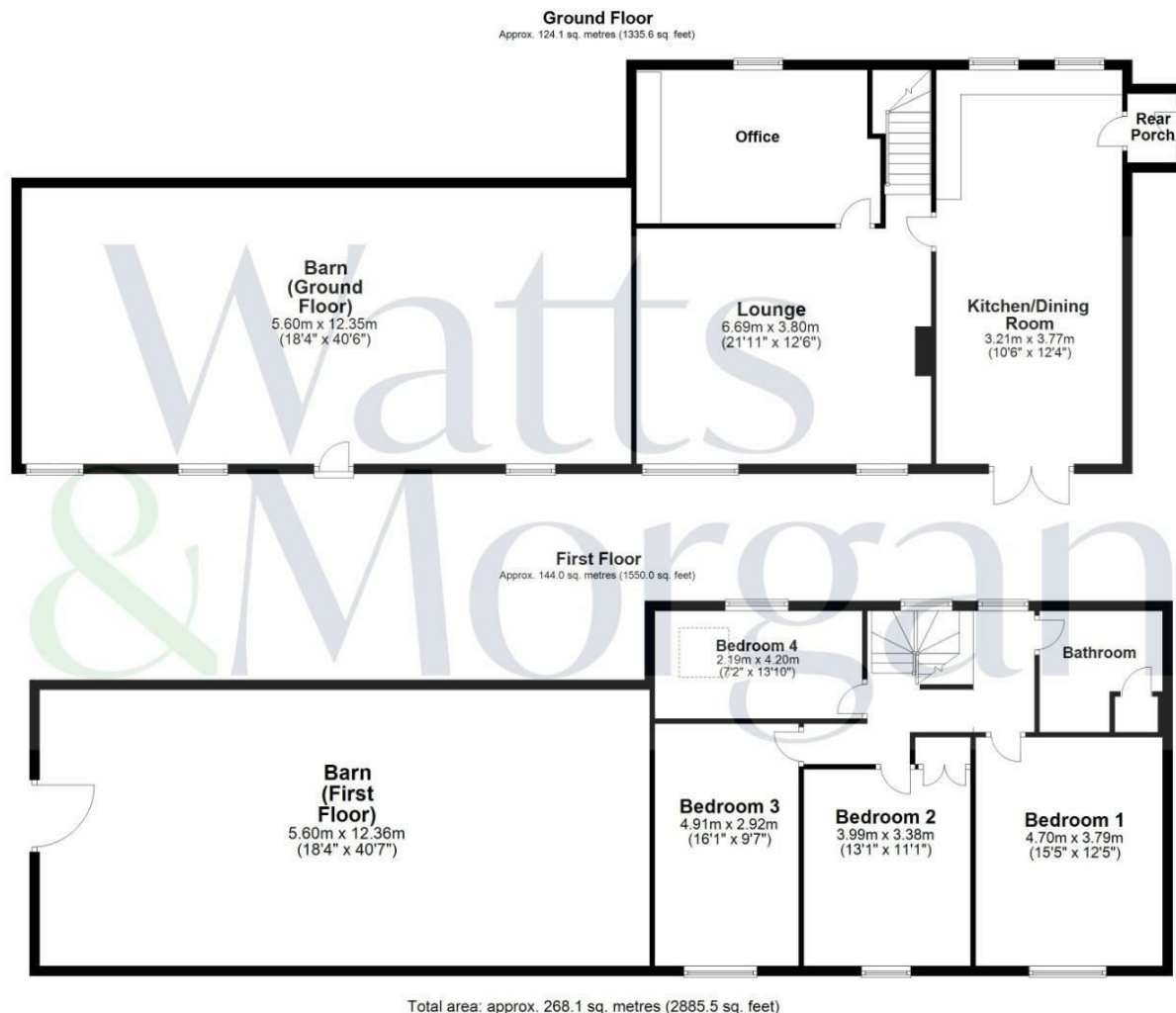
Set within a generous plot and offering 2,885.5 sq ft of versatile living space, this four-bedroom countryside residence presents a rare opportunity for buyers seeking a partly renovated home with immense future potential. Blending rustic charm with modern finishes, the property has undergone thoughtful upgrades, including a beautifully appointed living room featuring herringbone-patterned LVT flooring and a working multi-fuel burner housed in a striking exposed brick fireplace.

The recently fitted kitchen combines functionality and style with light stone-coloured cabinetry, off-white worktops, a Rangemaster-style cooker, and integrated dishwasher. A further reception room on the ground floor offers an ideal space for a home office or snug.

Upstairs, the first floor comprises four generously sized double bedrooms, each newly plastered and ready for decorating to your personal taste. The family bathroom has been completed to a high specification, featuring a freestanding bathtub, separate walk-in shower, and stylish contemporary finishes.

Though still a work in progress, the scale and layout of the home offer huge potential for a buyer looking to put their own stamp on a substantial family home or development project.





## Garden & Grounds

The property is nestled within well-established gardens, with a variety of mature trees, shrubs, and flowering plants creating a sense of seclusion and privacy. The outdoor space includes ample external storage solutions, including a chicken coop, perfect for those with hobby-farming interests.

A true standout feature is the large attached barn, brimming with development potential—be it for conversion into additional living space, a holiday let, workshop, or studio (subject to necessary permissions). In front of the barn is ample off-road parking, comfortably accommodating multiple vehicles. The entrance is secured by electric gates.

## Additional Information

Freehold. All Mains Connected. Council Tax Band G.



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