

75 Heol Dewi, Brynna,

Pontyclun, Rhondda Cynon Taff, CF72 9SQ

Watts & Morgan



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Pontyclun, Rhondda Cynon Taff, CF72 9SQ

Guide price: £299,950 Freehold

4 Bedrooms | 1 Bathrooms | 3 Reception Rooms

A well-presented and extended four bedroom family home, situated in a popular residential location on Heol Dewi, Brynna. Extensively renovated to a high standard, the property offers spacious and versatile accommodation, ideal for modern family living. Accommodation over 1,500 sq ft includes: an entrance porch, L-shaped lounge/dining room with wood burner, contemporary fitted kitchen with appliances and a useful utility room connecting to the half-garage. A superb orangery to the rear with multi-fuel burner and a separate playroom with adjacent cloakroom. To the first floor: three double bedrooms, a fourth bedroom/dressing room and a 3-piece family bathroom. Externally, the property benefits from a double driveway, half garage and a low maintenance rear garden. Viewing is highly recommended to appreciate the quality, space and versatility this home has to offer.

EPC Rating: C.







Directions

Cardiff City Centre – 16.4 miles

M4 J35 Pencoed – 2.6 miles

Your local office: Cowbridge

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Summary of Accommodation

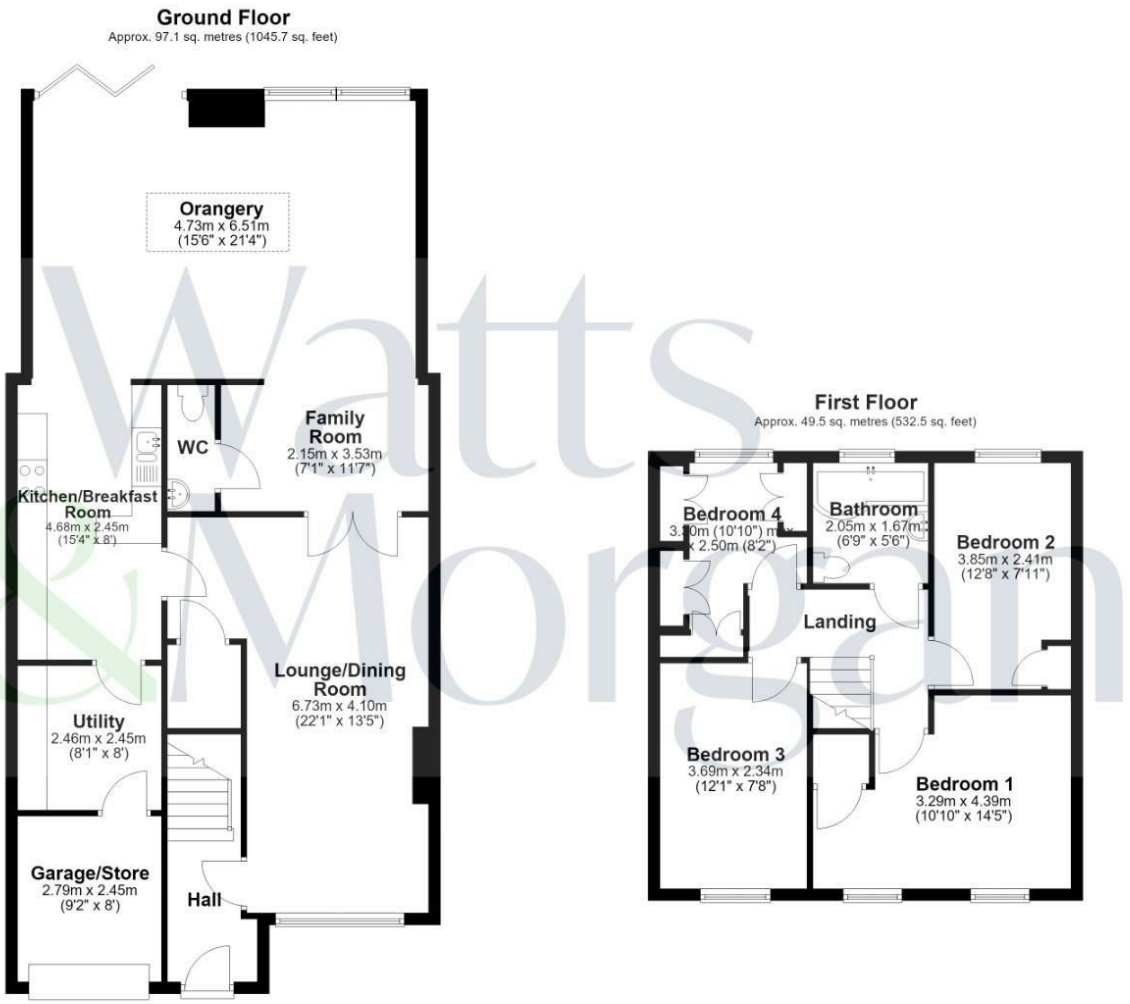
About the property

A well-presented and substantially extended four-bedroom family home, situated in a popular residential street in Brynna, the property offers thoughtfully arranged, spacious and versatile accommodation.

The ground floor opens into a welcoming entrance porch leading through to an impressive lounge/dining room featuring solid oak flooring and a central log-burning stove set within a tiled surround and slate hearth. There is a useful under stairs storage closet and oak double doors open into the family room with WC. The modern fitted kitchen is particularly well appointed, incorporating a range of contemporary units, granite work surfaces and a selection of integrated appliances such as: dishwasher, fridge/freezer, double oven with grill and electric hob. This is complemented by a separate utility room, providing useful additional storage, integrated drinks fridge and freezer, and plumbing for appliances.

A real highlight of the home is the impressive orangery, extending across the rear of the property and providing a wonderful additional reception space. Flooded with natural light from the striking glazed lantern roof and benefiting from bifold doors opening directly onto the rear terrace, this is an ideal setting for both everyday family life and entertaining. A further multi-fuel burner creates an attractive focal point, while linking to the adjoining family room.

To the first floor, the landing leads to all four bedrooms, three of these well-proportioned double rooms and a fourth single bedroom/dressing room. The principal bedroom benefits from an over-stairs storage cupboard, while bedroom three incorporates a cupboard housing the gas combi boiler (fitted 2021). The fourth bedroom is currently utilised as a dressing room with all storage to remain; it could equally lend itself as a study. The bedrooms share use of the stylish contemporary bathroom, fitted with a modern three-piece suite complemented by textured tiled walls and flooring.



Total area: approx. 146.6 sq. metres (1578.1 sq. feet)

Gardens & Grounds

Externally, the property offers a generous compressed concrete double driveway to the front providing ample off-road parking and access into the integral half garage.

The enclosed rear garden has been designed with ease of maintenance in mind, featuring a combination of paved patio and artificial lawn, creating an ideal space for outdoor dining and entertaining.

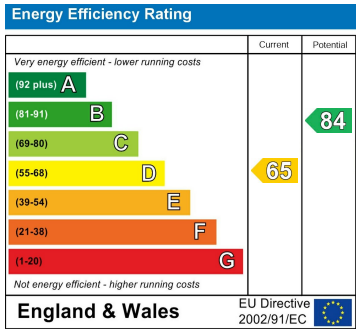
Additional Information

Freehold. All mains services connected. Gas-fired combi central heating. Council tax: Band C

Anti-Money Laundering

Please note: A non-refundable administration fee of £24 including VAT is payable per buyer to carry out the required AML verification checks once an offer has been accepted to proceed with the sale. The sale cannot proceed until these checks have been satisfactorily completed. This is on acceptance of offer only. Details can be found on our website.





Scan to view property

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