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20 Pinewood Hill  
Talbot Green, Pontyclun, CF72 8JE  
Offers Over £495,000

HARRIS & BIRT



A modern and spacious family home that has been substantially modernised by the current vendors to create the wonderful family home that you see today. Situated in an elevated position with far ranging views to rear across Talbot Green and to the South. Briefly, the accommodation includes; three reception rooms, large kitchen/dining room with pantry, shower room and utility area to ground floor, attractive LED lit stairs lead up to four bedrooms, family bathroom and en suite shower room. The property enjoys the benefit of mains gas fired central heating and is double glazed throughout. Outside is a driveway offering off road parking and a detached single garage. To the side and rear is a large garden with a decked area, with sunken hot tub, and further lawned areas surrounded by hedges and fencing.

Pleasantly tucked away with no through traffic the property is within easy walking distance of the village centre with its excellent local facilities and services as well as the major out of town Talbot Green retail park including Tesco, Marks & Spencer, Boots etc. Easy dual carriage way access to junction 34 of the M4 brings Cardiff, Swansea and other major centres within easy commuting distance. There is a railway station a very short drive away in Pontyclun.

- Detached Property
- Finished to an Excellent Standard
- Off Road Parking via Driveway
- Spacious Rear Garden with Outstanding Elevated Views
- EPC - D
- Five Good Sized Bedrooms
- Modern Fitted Kitchen/ Breakfast Room
- Detached Single Garage
- Y Pant Comprehensive School Catchment

## Accommodation

### Ground Floor

#### Entrance Porch

The property is entered via large front door into a light modern space with obscure vision panel. Skimmed walls and ceilings. Ceiling spotlights. Decorative tiled flooring. UPVC double glazed window to front. Further internal window allowing additional light to kitchen. UPVC glass door through to hallway.

#### Hallway

Laminate wood effect flooring. Skimmed walls. Skimmed and coved ceiling. LED spotlighting. Radiator. Laminate wood effect stairs leading up to first floor. Glass panel balustrade. LED light strips on stairs.

#### Living Room 14'8 x 17'3 (4.47m x 5.26m )

UPVC double glazed windows to rear and side. Coved and skimmed ceiling. LED spotlights. Pendant ceiling light. Laminate wood effect flooring. Radiators. Media wall.

#### Kitchen/ Dining Room kitchen (12'6 x 6'2) dining room (13'5 x 17'3) (kitchen (3.81m x 1.88m) dining room (4.09m x 5.26m)

Modern fitted kitchen with features to include range of wall and base units. Marble effect work surface. 1.5 sink bowl and drainer with mixer tap. Two Neff eyeline electric ovens set into units. Induction hob. Integrated dishwasher. Wine fridge. Space for American style fridge/ freezer. Kitchen central island unit with base units and granite effect worksurface. Small overhang for breakfast bar. Space for dining table and chairs. UPVC double glazed sliding patio doors leading out to decked area to rear. Wood effect laminate floor. Skimmed walls. Coved and skimmed ceiling. LED ceiling spotlights. Radiators.

#### Pantry 5'3 x 10'7 (1.60m x 3.23m)

A range of wall and base units. Wall mounted boiler. Coved and skimmed ceiling. Pendant ceiling light. Laminate wood effect flooring. Space for American style fridge/freezer.

#### Inner Hallway

Skimmed walls. Coved and skimmed ceiling. LED spotlights. Laminate wood effect flooring.

#### Shower Room 5'6 x 11'2 (1.68m x 3.40m)

Three piece suite with features to include low level dual flush WC. Wash hand basin with hot and cold taps built into vanity unit. Shower cubicle with shower head attachment. UPVC window to rear. Tiled floor. Partly tiled walls. Further skimmed walls. Coved and textured ceiling. Pendant ceiling light. Radiator.

#### Sitting Room/ Bedroom Five 10'2 x 19'7 (3.10m x 5.97m)

Currently in use as exercise room however would make an ideal ground floor bedroom. UPVC bay front window with bench seating. Skimmed walls. Coved and skimmed ceiling. LED spotlights. Laminate wood effect flooring. Radiator.

#### Utility Room 10'2 x 8'0 (3.10m x 2.44m)

Storage space over and under granite effect worksurface. Space for washing machine and tumble dryer. UPVC window to rear. UPVC door leading out to rear garden. Tiled floor. Skimmed walls. Coved and textured ceiling. Pendant ceiling light. Radiator.

### First Floor

#### Landing 15'1 x 14'1 (4.60m x 4.29m)

Stairs leading up to first floor landing. UPVC window to front. laminate wood effect flooring. Skimmed walls. Skimmed and coved ceiling. LED ceiling spotlights. Radiator. Doors to all first floor rooms.

#### Master Suite Bedroom One 13'4 x 12'5 (4.06m x 3.78m )

UPVC double glazed window to front. Skimmed walls. Coved and skimmed ceiling. LED spotlights. Laminate wood effect flooring. Radiator. Doors to en suite and walk in wardrobe.

#### Master Suite Bathroom One 7'4 x 4'6 (2.24m x 1.37m)

Three piece suite in white comprising low level dual flush WC and wash hand basin with mixer tap set into vanity unit. Tiled splash back. Shower cubicle with rainfall shower head and separate shower head attachment. Glass shower screen. Tiled floor. Skimmed walls. Coved and skimmed ceiling. LED spotlighting. Vertical heated towel rail.

#### Bedroom Two 16'0 x 11'7 (4.88m x 3.53m)

UPVC double glazed window to front. Skimmed walls. Coved and skimmed ceiling. LED spotlights. Laminate wood effect flooring. Radiator.

#### Bedroom Three 16'0 x 11'1 (4.88m x 3.38m)

UPVC double glazed window to rear. Skimmed walls. Coved and skimmed ceiling. LED spotlights. Laminate wood effect flooring. Radiator.

#### Bedroom Four 15'1 x 9'5 (4.60m x 2.87m)

UPVC double glazed window to rear. Skimmed walls. Coved and skimmed ceiling. LED spotlights. Laminate wood effect flooring. Radiator.

#### Family Bathroom 10'10 x 9'7 (3.30m x 2.92m)

Four piece suite comprising low level WC. Wash hand basin set into vanity unit with mixer tap. Tiled splash back. Free standing bath with mixer tap and separate shower head attachment. Shower with rainfall shower head and separate shower head attachment. UPVC double glazed window to front. Tiled floor. Skimmed walls. Coved and skimmed ceiling. LED spotlighting. Two vertical heated towel rail.

### Outside

To the front of the property there is a drive offering off road parking for several vehicles. Detached single car garage with roller shutter door to side. Gates to sides allowing access to rear and side gardens. To the side the property is laid to lawn with fence boundary allowing privacy. Steps down to rear garden. Continue around to the decked area which is great for entertaining. Steps down to further decked area with space for hot tub. Glass panel balustrade. Further lawned area to end of rear garden with tall hedge surround.

### Services

The property is serviced by mains gas, electric, water and drainage.

### Directions

What3Words: ///expect.dark.daredevil



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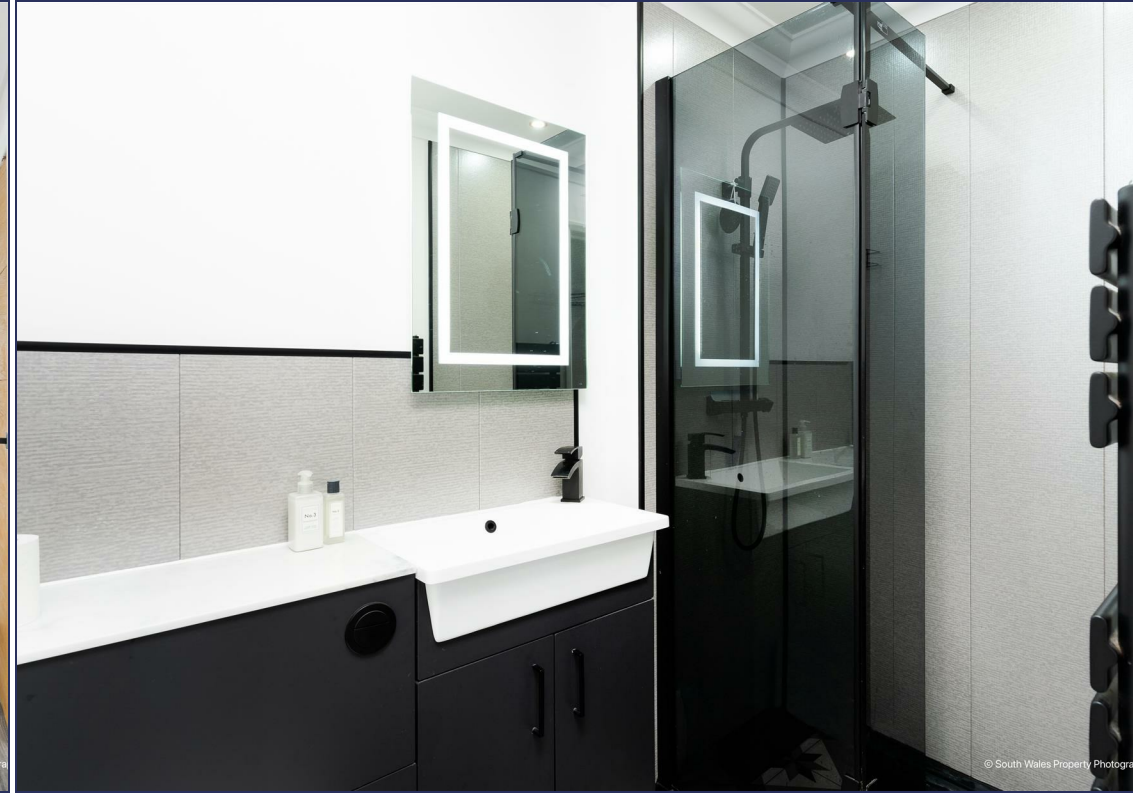


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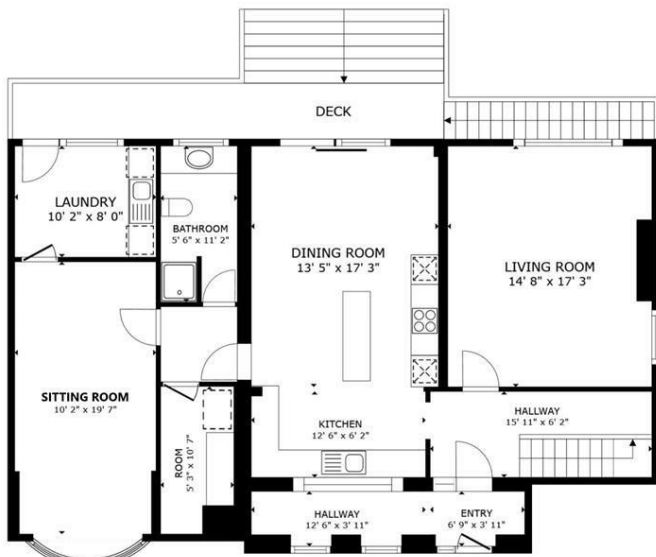


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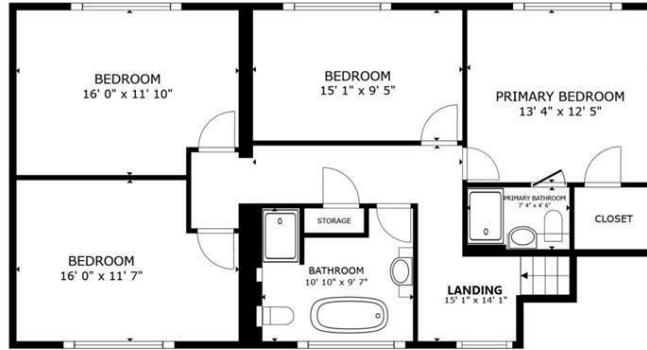








FLOOR 1



FLOOR 2

**HARRIS & BIRT**  
 CHARTERED SURVEYORS &  
 ESTATE AGENTS

GROSS INTERNAL AREA  
 FLOOR 1 1,264 sq.ft. FLOOR 2 1,035 sq.ft.  
 EXCLUDED AREAS : DECK 236 sq.ft.  
 TOTAL : 2,299 sq.ft.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) <b>A</b>		
	(81-91) <b>B</b>		
	(69-80) <b>C</b>		
	(55-68) <b>D</b>		
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
	(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

