



Pencoed Farm The Common

Pontypridd, CF37 4DJ

Offers In The Region Of £775,000

HARRIS & BIRT



An excellent opportunity to purchase this smallholding comprising a detached residential dwelling with gardens, outbuildings and pastureland extending to approximately 24.13 acres located next to Pontypridd Golf Club. Set in elevated position and offering wonderful far reaching views, the accommodation, set across three floors, briefly comprises; sun room, utility, store room and WC to the ground floor, first floor offers kitchen, dining room, living room, two double bedrooms, a bathroom and a spacious hall and staircase leading to the second floor offering a spacious bedroom with walk in dressing room, a further double bedroom and a bathroom. Outside enjoys the benefit of a detached garage, well kept gardens & patio, an enclosed hard surface tennis court, two detached outbuildings, woodland and pasture land extending to c.23 acres.

The property is located on the outskirts of the town of Pontypridd, being some 12.5 miles from Cardiff and approximately 8 miles to the north of Junction 32 of the M4 motorway. The property is within walking distance of Pontypridd Golf Club, an 18 hole course with small greens and tight fairways. There are a range of amenities in close proximity including, shops, restaurants, museum, leisure centre and pubs. There are multiple nature trails, reserves and woodlands surrounding the area. The University of South Wales Campus is a 10 minute drive away and the Treforest Industrial Estate is within the same distance. The town of Pontypridd really benefits from a range of facilities.

- Smallholding Comprising House, Barns & c.24 acres
- Four Bedrooms
- Pretty Gardens & Tennis Court
- Paddocks & Woodland
- EPC Rating - D
- Modern Detached Dwelling
- Elevated Position Enjoying Wonderful Far Reaching Views
- Detached Garage
- Semi-Rural Location

Accommodation

Ground Floor

Sun Room 10'10" x 21'8" (3.32 x 6.61)

The property is entered at ground floor level via part obscure glazed door into sun room. Sliding patio door opening onto patio terrace. Large window overlooking the front offering wonderful countryside views. Tiled flooring. Radiator. Wall lights. Door to WC.

WC

Low level, dual flush WC and pedestal wash hand basin with taps and tiled splashback. Understairs storage cupboard. Continuation of flooring from sun room. Radiator. Pendant ceiling light. Extractor fan.

Store Room 21'3" x 8'10" (6.49 x 2.70)

Double doors from sun room into store room. Vinyl flooring. Radiator. Strip ceiling lights. Part glazed door to utility room.

Utility Room 4'8" x 21'8" (1.43 x 6.61)

Range of base units with worktops over and tiled splashbacks. Single bowl sink with mixer tap and drainage. Plumbing for undercounter washing machine. Space for undercounter tumble dryer. Free standing Mainsboost water pressure system. Vinyl flooring. Pendant and strip ceiling light. Extractor fan. Opening to boiler room. Part glazed door to stairs leading to the first floor.

Boiler Room 5'0" x 6'11" (1.54 x 2.12)

Free standing Worcester oil boiler. Continuation of vinyl flooring from utility room. Pendant ceiling light.

First Floor

Hall

The property is entered at first floor level from the external stairs and porch through a part glazed front door with decorative glazed panel into main hall. Large window to side. Fitted carpet. Radiators. Pendant ceiling lights. Cloaks cupboard. Stairs to ground floor and second floor. Doors to all first floor rooms.

Living Room 12'11" x 18'0" (3.95 x 5.51)

Sliding doors opening onto wrap around veranda with window to side. Feature fireplace containing open cast fire on tiled hearth with decorative stone surround. Fitted carpet. Radiators. Pendant ceiling lights.

Dining Room 16'4" x 14'6" (5.00 x 4.43)

Dual aspect windows to side and rear. Fitted carpet. Radiators. Pendant ceiling light.

Kitchen 9'10" x 18'0" (3.02 x 5.51)

Range of wall and base units with laminate worktops over and tiled splashbacks. Inset single bowl sink with mixer tap and draining grooves. Countertop Hotpoint four ring electric hob with tiled splashback and wall mounted Zanussi extractor hood over. Cabinet containing inset fitted electric oven with space for microwave above. Plumbing for undercounter dishwasher. Space for free standing fridge/freezer. Glazed door with window to side offering access to external steps down to the garden. Tiled floor. Radiator. Strip ceiling lights. Large window overlooking garden. Door to dining room.

Office 11'7" x 11'11" (3.54 x 3.64)

Full width and height window overlooking the

garden with wonderful elevated countryside views. Wood effect laminate flooring. Radiator. Pendant ceiling light.

Bedroom Three 9'10" x 14'6" (3.02 x 4.43)

Dual aspect windows to side and rear. Fitted carpet. Radiator. Pendant ceiling light.

Bedroom Four 9'6" x 14'6" (2.92 x 4.43)

Window overlooking rear. Decorative patterned vinyl flooring. Radiator. Pendant ceiling light.

Bathroom

Fitted suite in white with features to include; panelled bath, low level WC, vanity unit containing inset wash hand basin with storage underneath and tiled splashback, and fully tiled corner shower cubicle with wall mounted mains connected shower and shower head attachment. Obscure glazed window to rear. Tiled flooring. Part tiled walls. Radiator. Pendant ceiling light. Extractor fan.

Second Floor

Landing

Stairs from first floor hall onto second floor landing. Two recessed storage cupboards to eaves. Window overlooking front. Fitted carpet. Radiator. Pendant ceiling light.

Master Bedroom 15'10" x 12'11" (4.84 x 3.96m)

Dual aspect windows to side and rear. Double doors opening into walk in wardrobe space. Fitted carpets. Radiator. Pendant ceiling lights.

Bathroom 10'11" x 8'3" (3.34 x 2.52)

Fitted suite with features to include; panelled bath

with tiled surround and wall mounted, mains connected shower behind folding shower screen. Unit containing hidden cistern WC and fitted bidet. Further vanity unit containing inset wash hand basin with storage below. Obscure glazed window to side. Fully tiled walls. Fitted carpet. Radiator. Pendant ceiling light. Extractor fan.

Bedroom Two 10'11" x 11'10" (3.34 x 3.61)

Dual aspect windows to side and front offering wonderful elevated countryside views. Fitted carpet. Radiator. Pendant ceiling light.

Outside

Gardens

The property is entered from the lane via a five bar gate onto tarmac sweeping driveway up to the property. Parking for multiple vehicles. The property enjoys the benefit of wrap around gardens to all aspects with a variety of planted borders, mature hedges and manicured lawns. There is an enclosed

hard surface tennis court. to the front of the property near the outbuildings.

Detached Garage 32'8" x 47'5" (9.96 x 14.46)

Large detached garage with fob controlled electric door. Windows to all sides. Strip ceiling lights. Concrete floor. Light and power.

Outbuildings

A range of outbuildings including a stone barn and block built dairy barn which are currently in use as stabling and storage. Potential for conversion subject to obtaining the relevant consents and regulations. Further detached dilapidated farmhouse.

Land

The land comprises approximately 23.65 acres of land. The land is of varying gradients and laid predominantly to long-term pastureland. External boundaries are broadly stockproof with livestock fencing and mature hedgerows. The property and

land is held under two Title Numbers WA563660 and WA720174.

Wayleaves, Easements & Rights of Way

Within the grounds of the property are National Grid apparatus'. The property is sold subject to and with the benefit of all wayleaves, easements and rights of way in existence. Please contact our office for further details.

Services

Mains electricity and water are connected to the property. Oil fired central heating via boiler housed in utility room. Drainage to Septic tank. UPVC double glazing throughout.

Directions

WHAT3WORDS
///locate.cloud.change



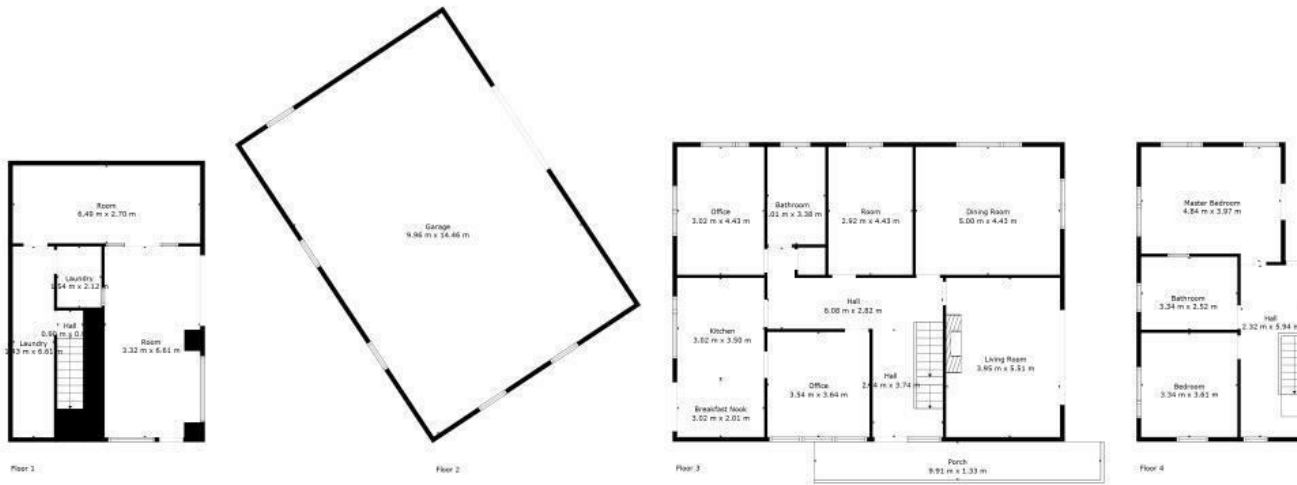












TOTAL: 248 m2
 FLOOR 1: 61 m2, FLOOR 2: 0 m2, FLOOR 3: 133 m2, FLOOR 4: 54 m2
 EXCLUDED AREAS: GARAGE: 100 m2, PORCH: 13 m2
 WALLS: 24 m2

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



HARRIS & BIRT

Chartered Surveyors, Land and Estate Agents

Cowbridge

65 High Street, Cowbridge, CF71 7AF
 01446 771777 cowbridge@harrisbirt.co.uk

Cardiff

359 Caerphilly Road, Cardiff, CF14 4QF
 02920 614411 cardiff@harrisbirt.co.uk

harrisbirt.co.uk

Harris & Birt is the trading name of Ingram Evans Care Ltd. Registered Office: 359 Caerphilly Road, Cardiff, CF14 4QF. Company No: 04845507

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

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	

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

