



St Annes Court, Talygarn PONTYCLUN

£630,000 Freehold

pa black



St Annes Court, Talygarn PONTYCLUN

Substantial and imposing five bedroom detached residence, situated deep within an executive development in a cul de sac location. To the front a generous open garden and double width drive providing ample parking.

This impressive home has been beautifully maintained and upgraded by the current owners in recent years to accommodate two families by converting one of the garages to living accommodation with the extended first floor including a generous master bedroom and wet room style four piece on en suite. The living accommodation is well proportioned and includes a lounge, sitting room, dining room and two kitchens both with breakfast areas. There is also a cloakroom and a substantial utility room for convenience. To the first floor are Five spacious bedrooms, with the two larger featuring stunning upgraded ensuite bathrooms.

The low maintenance rear garden has been beautifully landscaped with various sitting areas to enjoy this beautiful southerly facing garden in almost complete privacy.

Located in the highly sought after area of Talygarn and within close proximity to the M4 (Junction 34), allowing convenient travel to Cardiff, Bristol, Newport and Swansea, whilst just under a mile away is a local railway station in Pontyclun, providing daily journeys to Cardiff (under 14 minutes) Swansea and Manchester Piccadilly, and London via Cardiff.

Space for free standing American Fridge/Freezer. Double glazed window overlooking the rear garden.

Entrance

To the front a generous open garden and double width drive providing ample parking. Front door opens into entrance hall. Stair case leads to the first floor. Spacious under stairs feature area also ideal for use as study. Doors provide access to all downstairs rooms.

Lounge

17' 9" x 11' 9" (5.41m x 3.58m)

A generous sized sitting area with electric feature fireplace, the room is filled with natural light from the dual aspect windows to the front and side. Double doors open into:

Dining Room / Garden Room

11' 9" x 8' (3.58m x 2.44m)

Currently arranged as a further sitting area with double french doors opening onto the rear garden patio. A second door opens into the kitchen.

Kitchen / Diner

12' 3" x 10' 9" (3.73m x 3.28m)

Modern fitted kitchen with a range of Neff appliances comprising matching base and eye level units with beautiful granite worktop space over, integral 5 ring gas cooker with granite splashback and matching extractor hood over. Inset single bowl sink with mixer tap and side drainer with dishwasher under.

Dining Area - (9'6 x 8'6)

Tiled flooring continues through an opening to a separate dining area which has also been used previously as family sitting area, ideal for socialising with friends and family with todays modern style living.

A second door from the dining area into the utility room with continued tiled flooring. Fitted with matching wall and base units providing ample storage and workspace, inset single bowl sink, plumbing for utility services with space for washing machine and tumble dryer. UPVC door to rear garden. Integral door to single garage.



Sitting Room

13' 6" x 10' 9" (4.11m x 3.28m)

A good sized sitting area designed to be the second lounge accommodating joint family living. Two UPVC double glazed window to front.

Second Kitchen

.17' 6" x 17' 9" (5.33m x 5.41m)

Garage conversion carried out by the current owners. Fitted with a matching range of appliance as in the main kitchen. Cooking appliances are electrically operated allowing for simple conversion to use as an additional reception room should a second kitchen not be required. There is ample space to the front providing an ideal breakfast area. UPVC double glazed window to front.

Landing

Access to all rooms. Loft access. Spacious airing cupboard.

Master Bedroom

19' 3" x 16' 3" (5.87m x 4.95m)

A spacious double bedroom with ample floor space, UPVC double glazed window to front. Fitted mirrored walk in wardrobes with led lit storage and hanging space. Door to ensuite.

En Suite

11' 9" max x 8' max (3.58m max x 2.44m max)

Luxury four piece wetroom style bathroom with underfloor heating, floor to ceiling tiling and spot lighting which comprises deep free standing bath with central chrome tap, step in double width shower enclosure. Twin wash hand basins set on matching tiled shelf with open storage space under and wall mounted ceiling height wall mirror, WC. Wall mounted chrome heated towel rail. UPVC double glazed obscure window to rear.

Bedroom Two

15' 6" x 12' (4.72m x 3.66m)

Originally bedroom One prior to the property being extended. A good generous double bedroom with fitted wardrobes, Two UPVC double glazed window to front. Door to Ensuite.

En Suite

Fitted with a three piece suite comprising enclosed shower, w.c and wash basin. Part tiled. Obscure double glazed window to front.

Bedroom Three

12' 9" x 10' 9" (3.89m x 3.28m)

A further generous double bedroom with built in storage. Two UPVC double glazed windows to front.

Bedroom Four

10' 6" x 8' 6" (3.20m x 2.59m)

A fourth double bedroom with fitted wardrobes. UPVC double glazed window to rear.



Bedroom Five

Room dimensions - 10'9" x 6'9" (3.28m x 2.06m) & 9'6" x 8' (2.90m x 2.44m)

Currently used as a children's suite divided into two rooms. Used as a bedroom there is potential to use one of the rooms as the sleeping area and the second as a dressing room or sitting area/games room.

Family Bathroom

Fitted three piece suite comprising panelled bath, w.c and wash basin. Part tiled. UPVC double glazed window to rear.

Externally

To the front a well presented generous open garden and double width drive providing ample parking. Access to integral single garage with remote operated up and over door.

The low maintenance rear garden has been beautifully landscaped with various sitting areas to enjoy this beautiful southerly facing garden in almost complete privacy.





13 Talbot Road, Talbot Green, Talbot Green, Mid Glamorgan, CF72 8AD

EPC Rating: D

Property Ref:TAL302934 - 0010



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