



Garth Cottage, Nile Road Trealaw Tonypandy CF40 2UY

**£389,000 Freehold**

**pa** black



## **Garth Cottage, Nile Road Trealaw Tonypany CF40 2UY**

Trealaw is a dormitory town of Tonypany and is the longest village in the Rhondda Valley extending for over two miles.

There are two primary schools nearby, Alaw and Trealaw. Secondary schools are Tonypany Community College, Porth County Community School and Ysgol Gyfun Cymer Rhondda.

Communications are excellent with the B4278 leading onto the A4058 to Pontypridd, approximately 5 miles away, and onto the A470 southbound to the M4 (J32) and Cardiff. Alternatively the A4119 Ely Valley Road to Llantrisant, approximately 8 miles, provides easy access to the comprehensive retail facilities at Talbot Green and onto the M4 westbound at junction 34.

Garth Cottage offers a fantastic lifestyle change. Ideally situated just 17 miles from Cardiff, 18 miles from the Brecon Beacons, 20 miles from the Glamorgan Heritage Coast and 50 miles to Gower (approximate mileages).

The owners have lived at the property for 17 years. There is no on-going chain.

### **The Property**

Garth Cottage is a delightful stone built fully renovated three bedroomed detached family house set high on a hill with spectacular panoramic views across the valley. The property also includes a detached lodge and a circular stone built detached folly.

The property has been renovated to a very high standard with professional interior designer finishing touches. All windows and doors are UPVC. There is a south facing enclosed garden with panoramic views and a large gazebo for outdoor entertaining. A broad raised decking area links the house with the hard landscaped garden.

Approached from a tarmac lane which accesses 4 separate dwellings. Broad timber double gates open into the private drive. A most attractive door opens into the landscaped gardens which form part of the living space.

### **Lounge**

19' 8" x 19' 2" ( 5.99m x 5.84m )

Accessed through French doors, with broad glazed side screens either side, into a large living/entertaining space with slate floor, feature fireplace, dual aspect, twin windows to the side. A broad walkway leads into:

### **Kitchen**

13' 1" x 14' 10" ( 3.99m x 4.52m )

An extremely well appointed 'Sigma' kitchen in a luxurious Walnut veneer finish, with full height back lit storecupboards with integral appliances, matching central island with granite worktop and inset large induction hob, further storage, corner stainless steel sink set in the granite worktop with the continuation of the matching floor units, slate floor, recessed ceiling and plinth lighting. Integral appliances include a microwave oven, electric oven, fitted American style fridge and dishwasher. A broad opening leads into:



## Dining Room

10' 4" x 16' 9" ( 3.15m x 5.11m )

With the continuation of the slate floor and providing a useful link to other rooms.

A walk way leads into an inner hallway accessing three bedrooms and an interlinking principal suite of rooms.

## Master Bedroom

18' 4" x 12' 2" ( 5.59m x 3.71m )

With French doors and windows either side. A lovely light room.

## Sitting Room

11' 8" x 12' 2" ( 3.56m x 3.71m )

A dual aspect to the front and side allowing a lot of natural light into the room.

## Bedroom 2

11' 6" max x 19' max ( 3.51m max x 5.79m max )

With twin windows to the rear elevation, a broad entrance into:

## Dressing Room

With a window to the side

## Bedroom 3

11' 6" x 13' 11" ( 3.51m x 4.24m )

with a window to the rear and door into:

## En Suite Shower Room

A contemporary suite comprising step-in shower and matching wash basin and wc.

## Utility Room/Inner Hallway

Accessed from the Dining Room with two large storage cupboards proving space for white goods. a further door opens into:

## Bathroom

A luxury contemporary white suite comprising jacuzzi slipper bath with overhead shower, wash basin and wc

## Gardens

The gardens have also been landscaped to complement the house with a most attractive hard landscaping scheme providing a delightful outside environment with outstanding panoramic views across the valley. There is a very large gazebo with space for sofas and informal al fresco dining.



## Lodge & Folly

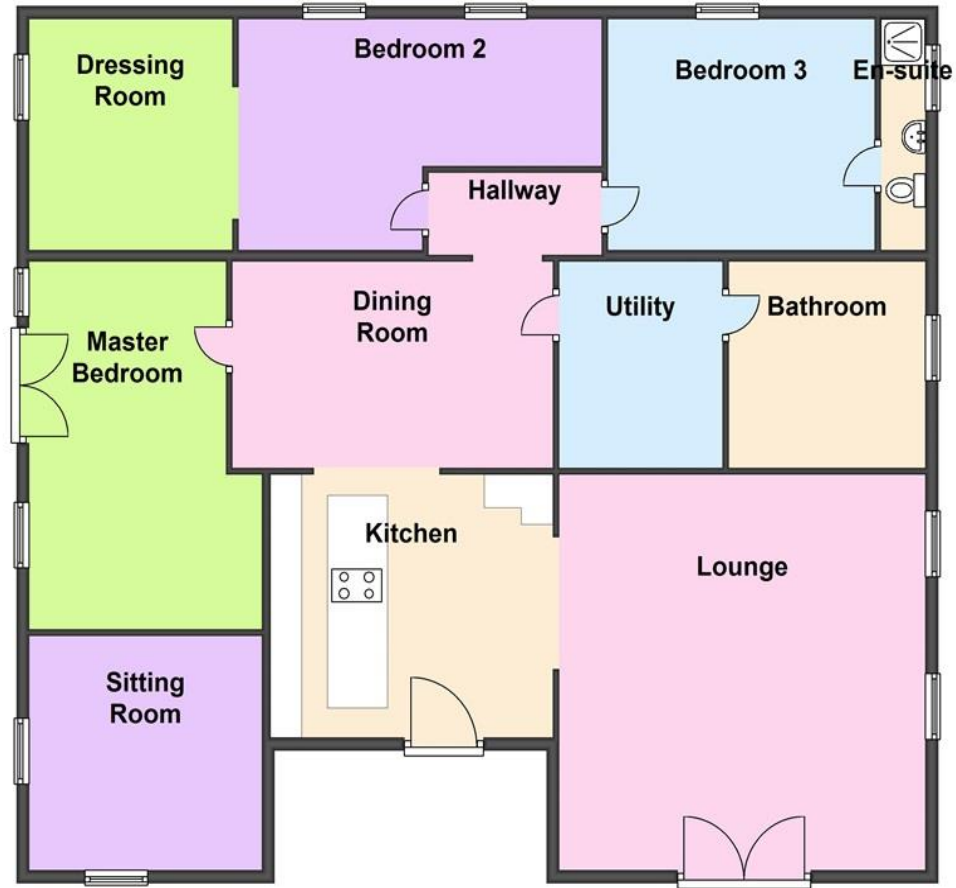
The lodge is a single storey building with a concrete floor, power and light and offers potential for annexed accommodation or a holiday let. Adjacent to the Lodge is a stone built Folly also offering potential for conversion. To the rear is an area of land mainly laid to lawn with herbaceous borders merging with the adjacent countryside.

## Additional Information

The water supply is from well water which is shared with one neighbour. Oil fired central heating. Private drainage.



## Ground Floor



94 Taff Street, PONTYPRIDD, Mid Glamorgan, CF37 4SL

EPC Rating: Awaited

Property Ref:PPD301047 - 0012



**Note:** While we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. **Tenure:** We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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