

# The Cottage,

Mwyndy, Pontyclun, CF72 8PJ



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£350,000**



Detached House



# Property Description

**\*\* 3 BEDROOM CHARACTER COTTAGE \*\* LARGE GARDEN \*\*** A beautifully presented detached cottage situated in a secluded position within Mwyndy, which is small hamlet approximately 10 miles from Cardiff. Only a few minutes drive is the Talbot Green Retail Park plus convenient transport links to the A470 and M4 motorway. Entrance porch, lounge, kitchen/dining/sitting room. To the first floor there are three bedrooms and a family bathroom. Front and Rear Garden. Gated driveway. EPC Rating: F

Tenure Freehold

Council Tax Band D

Floor Area Approx 990 sq ft

Viewing Arrangements  
Strictly by appointment

## LOCATION

Situated about 10 miles northwest of Cardiff. Mwyndy is a small Hamlet with easy access to Llantrisant, providing out of town shopping. The property is also within easy access to Junction 34 of the M4 motorway. Highly regarded schools nearby.

## ENTRANCE PORCH

Approached via a composite entrance door with obscure double glazed window to upper part, leading to the entrance porchway, large cloaks storage. Door to lounge.

## LOUNGE

20' 4" x 15' 3" (6.22m x 4.65m)  
A good sized reception with windows to front and side, stone built fireplace with cast iron wood burner. Staircase to first floor. Radiator. Door to kitchen.

## KITCHEN/DINING/SITTING ROOM

29' 16" 5" x 9' 4" (8.888.12m x 2.85m)  
With kitchen units and worktops to two sides, inset stainless steel sink with side drainer, inset four ring hob with oven below, curved glass cooker hood above, matching range of eye level wall cupboards, ample space for family dining and seating area, laminate flooring, three windows and door to side. Recessed spotlights. Radiator.

## FIRST FLOOR

### LANDING

Approached via a quarter turning staircase. Doors to all rooms.

### BEDROOM ONE

15' 1" x 8' 5" (4.61m x 2.58m)  
With windows to front and side, a good sized principal bedroom, access to roof space. Radiator.

### BEDROOM TWO

12' 1" x 11' 3" (3.70m x 3.43m)  
Aspect to front, a second double bedroom. Built out wardrobe with hanging rail. Radiator.

### BEDROOM THREE

9' 4" x 6' 9" (2.87m x 2.06m)  
Aspect to side, built out storage cupboard housing the electric powered boiler. Radiator.

## FAMILY BATHROOM

Modern white suite comprising low level wc, vanity wash basin with storage below, panelled bath with chrome shower above, swivel shower screen, obscure glass window to side, full wall tiling, recessed spotlights and chrome heated towel rail.

## OUTSIDE

### FRONT GARDEN

Area of decorative stones to front with low level stone walls, driveway leading to double opening gates.

### REAR GARDEN

Continuation of driveway from the front, leading to a long rear garden. Currently open plan with the pub garden.

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GROUND FLOOR  
509 sq.ft. (47.3 sq.m.) approx.

1ST FLOOR  
481 sq.ft. (44.6 sq.m.) approx.



TOTAL FLOOR AREA : 990 sq.ft. (92.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	21 F	
1-20	G		

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