



**Ynysgarw Cottage,**  
Pendoylan Road, Groesfaen, CF72 8NF





# Ynysgarw Cottage

Pendoylan Road, Groesfaen,  
Rhondda Cynon Taff, CF72 8NF

£795,000 Freehold

**4 Bedrooms : 3 Bathrooms : 3 Reception Rooms**

A stunning Welsh Long House offering exceptional accommodation and with own gardens and grounds of 1/3 of an acre in total. Living room, drawing room, kitchen, breakfast room. Also utility room and cloakroom. Master bedroom en suite; second en suite guest bedroom. Two additional ground floor bedrooms sharing a shower room. Parking, garage and large store.

EPC rating F33

## Directions

Travelling from Junction 34 of the M4 Motorway, travel a northerly direction towards Llantrisant along the A4119. At the traffic lights (Castell-y-Mynach public house) turn right for Groesfaen then, after 200m or so, take the right turning signposted 'Hotel' - towards the Miskin Manor. Continue along this lane for about 0.4 of a mile taking a left turning into lane. Ynysgarw Cottage will be to your left after about 1/4 of a mile.

- Talbot Green 2.4 miles
- Cardiff City Centre 9.1 miles
- M4 (J34, Miskin) 1.7 miles
- Cowbridge 8.5 miles

**Your local office: Cowbridge**

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## Summary of Accommodation

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### ABOUT THE PROPERTY

- \* A unique, stunning Welsh Long House, reputed to date back over 350 years.
- \* In exceptional order, retaining immense character and period features yet comprehensively and sympathetically modernised with great style
- \* Broad, oak entrance door opens to ground floor hallway with slate tiled flooring extending throughout the principle ground floor rooms
- \* Stunning drawing room - the original cattle bam to the Welsh Long House - open to the pitch of the roof and with wood burner set within chimney breast; a mezzanine gallery looks over
- \* The living-dining room is the original heart of the farmhouse featuring a most impressive fireplace with solid mantle beam and wood burner within. This links directly through to the drawing room and, to the other direction, through to the breakfast room with kitchen beyond.
- \* Breakfast room and kitchen are open and connected by an open square arch.
- \* Bespoke, handcrafted wooden kitchen units with granite work tops; fully integrated fridge and dishwasher are to remain.
- \* An adjacent utility area has plumbing for a washing machine and offers further storage.
- \* Master bedroom to the first floor directly over the living room accessed via its own staircase; en-suite bathroom. A range of bespoke wardrobes are to remain.
- \* Two additional ground floor bedrooms are located off the drawing room and both share use of the Jack and Jill shower room.
- \* A second large guest bedroom, off the mezzanine area, has its own en suite bathroom.

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### GARDENS AND GROUNDS

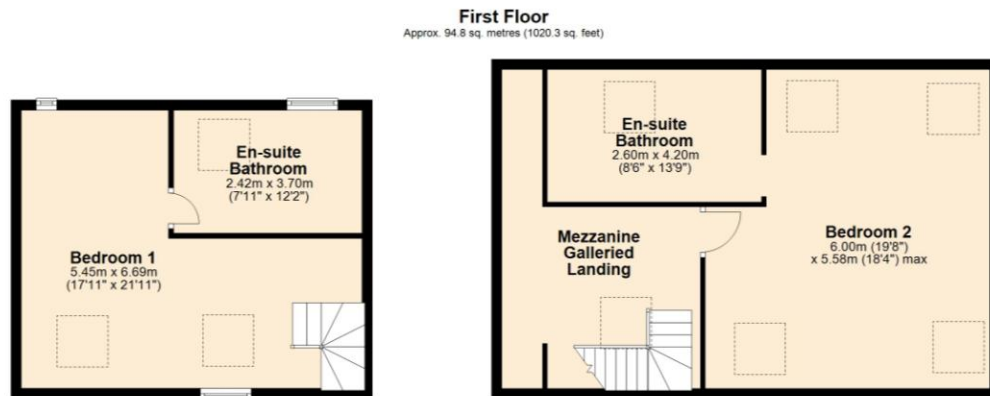
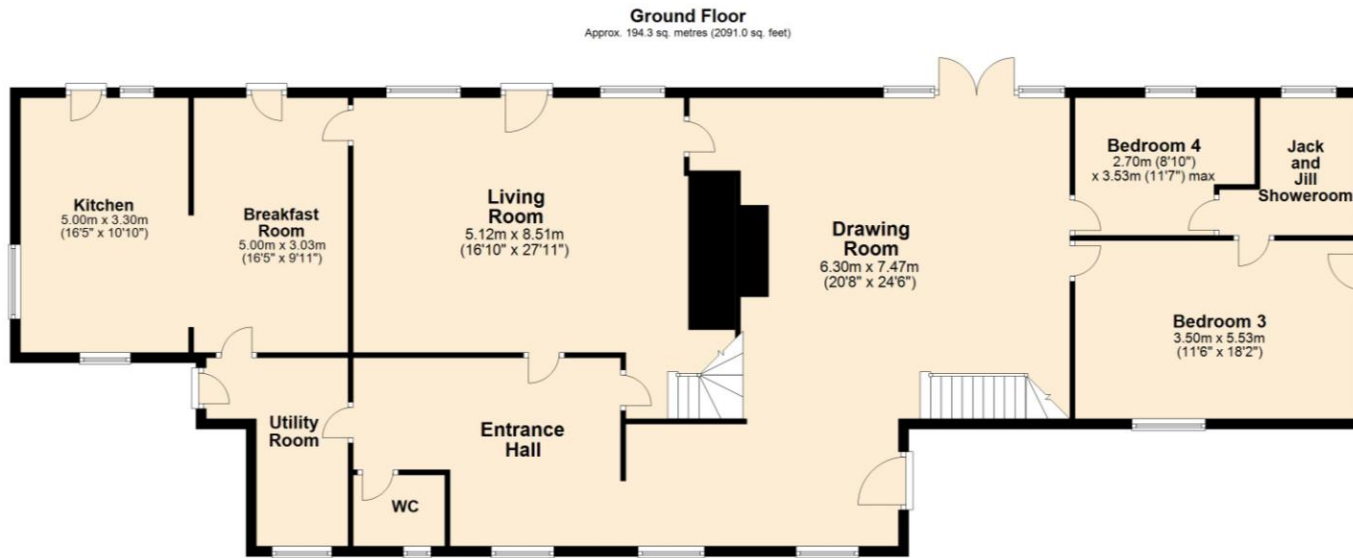
- \* Ynysgarw Cottage is set within a plot of about 1/3 of an acre in total and looks out over open fields and farmland
- \* From its road frontage, a timber 5-bar gate opens to a driveway skirting past the property onto a parking and turning area
- \* This forecourt area leads to an open bam (approx. max 5.5m x 5.5m) currently used as a log store
- \* Separate garage (approx. 5.4m x 3.9m) adjoins the cottage; an internal door can be opened up to link into ground floor bedroom 3.
- \* The garden continues around to the original front of the property and is lawned and includes a paved seating area accessible from both the kitchen and the breakfast room.

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### TENURE AND SERVICES

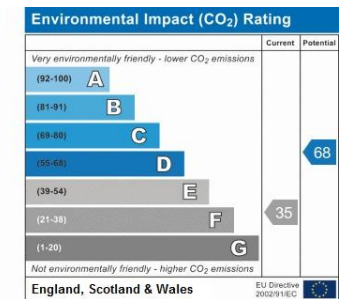
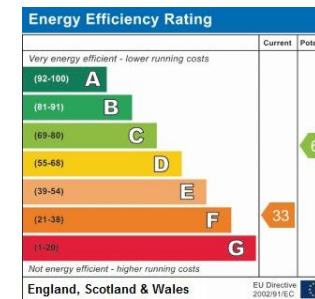
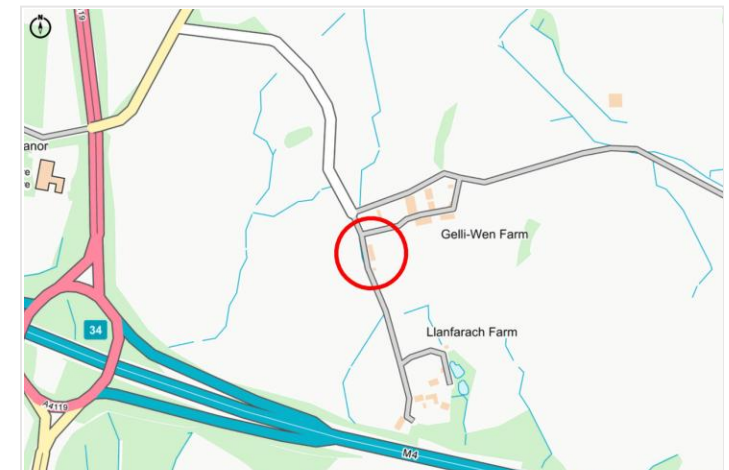
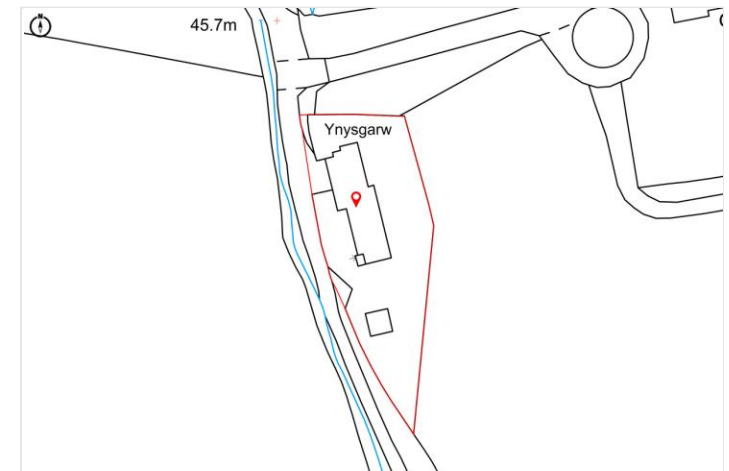
Freehold. Mains gas, electric and water connect to the property. Septic tank drainage.





Total area: approx. 289.1 sq. metres (3111.3 sq. feet)

Plan produced by Watts & Morgan LLP.  
Plan produced using PlanUp.



Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.



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