

Llandogo House, Tavern Y Coed, Tonteg, Pontypridd. CF38 1LH

£475,000 Freehold

FOR SALE



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DYLAN DAVIES
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PROPERTY DESCRIPTION

****CHARACTER FAMILY HOME DATING BACK to Circa 1860 / FIRST TIME TO MARKET****

****A SPACIOUS & WELL PRESENTED FAMILY HOME offering FOUR DOUBLE BEDROOMS & THREE RECEPTION ROOMS set on a PRIVATE, ONE ACRE WOODLAND PLOT****

Dylan Davies is delighted to offer for sale this lovely family home that has been in the hands of the same family for several generations and now comes to the market for the very first time. Neatly positioned, the property is nestled in a private and elevated position on a private access road with just a few other dwellings nearby.

****ONE ACRE WOODLAND PLOT****

Internally the accommodation comprises; a glass fronted extended entrance hall that extends across the whole front of the property to the lounge, a downstairs WC / cloakroom, a light and airy lounge area with OPEN FIREPLACE & glass fronted window seating area, a dining room, an open plan kitchen / breakfast room with farmhouse style fitted kitchen opening in to a cosy sitting room and completing the ground floor is a spacious utility room.

****CHARACTER FEATURES INCLUDE: EXPOSED STONE WALLS****

The first floor landing with exposed stone walls leads to four excellent sized double bedrooms all served by a modern family bathroom.

Externally the property offers a large and pretty cottage style garden to the front which is flanked by mature trees and parking for a minimum of two cars. To the rear of the property the woodland garden occupies a generous one acre plot.

FEATURES

- EXTENDED FAMILY HOME
- ONE ACRE of WOODLAND
- PRIVATE LOCATION
- FOUR DOUBLE BEDROOMS
- THREE RECEPTION ROOMS
- UTILITY ROOM
- CLOAKROOM / DOWNSTAIRS WC
- COMBI GAS CENTRAL HEATING
- 1,473 SQ.FT / 137 SQ.M
- OFF ROAD PARKING



ROOM DESCRIPTIONS

ENTRANCE HALL

13' 6" x 4' 4" (4.11m x 1.32m)

FRONT GARDEN & PARKING

CLOAKROOM / DOWNSTAIRS WC

6' 4" x 2' 11" (1.93m x 0.89m)

REAR GARDEN & WOODLAND (approx 1 acre)

LOUNGE

13' 6" max x 14' 10" (4.11m x 4.52m)

DINING ROOM

9' 10" x 11' 6" (3.00m x 3.51m)

KITCHEN / BREAKFAST ROOM

12' 9" x 9' 3" (3.89m x 2.82m)

SITTING ROOM

10' 9" x 14' 10" (3.28m x 4.52m)

UTILITY ROOM

13' 4" x 5' 5" (4.06m x 1.65m)

LANDING AREA

6' 7" x 4' 3" (2.01m x 1.30m)

BEDROOM ONE

10' 2" max x 14' 11" (3.10m x 4.55m)

BEDROOM TWO

14' 1" max x 14' 10" (4.29m x 4.52m)

BEDROOM THREE

9' 10" x 14' 10" (3.00m x 4.52m)

BEDROOM FOUR

10' 1" x 8' 1" min (3.07m x 2.46m)

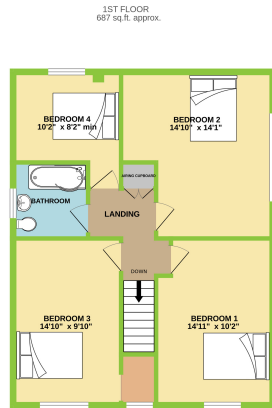
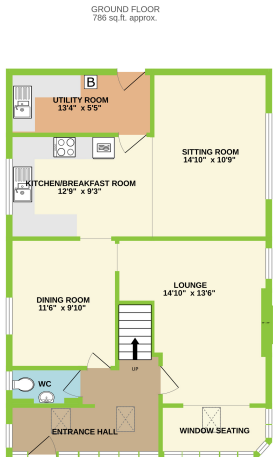
FAMILY BATHROOM

7' 1" x 6' 7" (2.16m x 2.01m)



FLOORPLAN & EPC

GROUND FLOOR
786 sq.ft. approx.



TOTAL FLOOR AREA: 1473 sq.ft. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of areas, window, doors and any other details 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 a guide only, not as a prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
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