



24 MAES CEFN MABLEY, LLANTRISANT, RHONDDA CYNON TAFF, CF72 8GA

A WELL APPOINTED, 4 BEDROOM DETACHED HOME CLOSE TO THE EDGE OF LLANTRISANT.

- Cardiff City Centre 11.1 miles
- Cowbridge 8.4 miles
- M4 (J34) 2.9 miles

Accommodation and amenities:

Porch • Hallway • Lounge • Study / Second Sitting Room • Dining Room • Kitchen • Utility Room • Cloakroom

Master Bedroom with En Suite Shower Room • Three Further Double Bedrooms • Family Bathroom

Double Garage • Driveway Parking • Garden to Front • Enclosed, Southerly Facing Rear Garden

EPC Rating: C



Chartered Surveyors, Auctioneers and Estate Agents

55 High Street, Cowbridge, Vale Of Glamorgan,
CF71 7AE

Tel: 01446 773500

Email: sales@wattsandmorgan.co.uk

www.wattsandmorgan.co.uk

Established 150 Years

1857 ~ 2007



SITUATION

The Historic Town of Llantrisant is some two and a half miles to the north of Junction 34 of the M4 Motorway - thus providing access to Cardiff, major road networks and other Commercial Centres in the region. The Town of Llantrisant includes a Leisure Centre with an in-door swimming pool and there is a wide range of shopping facilities in the area. There are some well regarded "dining" and leisure facilities in the locality including the prestigious Vale of Glamorgan Hotel and Club; and the Historic Miskin Manor.

DESCRIPTION OF PROPERTY

Number 24 Maes Cefn Mabley is an immaculate family home having been cared for and maintained by the current owners since new. From a ground floor entrance hallway, a staircase with a useful, deep store cupboard beneath leads to the first floor while doors open into the study, to the lounge and to the kitchen with further accommodation beyond. The lounge is the largest of the living rooms and has a bay window to the front elevation and sliding, glazed doors leading into a dining room. This is positioned to enjoy the south-easterly aspect with double, French doors opening to a paved patio with garden beyond. A connecting door from here links through to the kitchen which can also be accessed from the hallway. It includes a very good range of fitted units with broad window from here looking again over the rear garden. Electric oven, gas hob, extractor hood, integrated fridge and freezer are all to remain and included within the sale price. The ceramic tiles to the kitchen extend through into an adjacent utility room with storage units and space/plumbing for washing machine. One of the walls units here conceals gas central heating boiler. A door from the utility leads to the rear of the property whilst there is a cloakroom off this. The study, like the lounge, looks to the front elevation and is suitable for a number of different uses, for example second sitting room/play room.

To the first floor, a generous master bedroom looks to the front elevation and has sweeping views over Maes Cefn Mabley in a north westerly direction onto Llantrisant Common and to hills beyond. It includes fitted wardrobe units and matching bedside cabinets which are to remain. The en-suite bathroom features a bath and separate shower. The other three bedrooms are all doubles, the second largest looking to the front elevation and the two additional bedrooms enjoying a southerly aspect looking over the rear garden. All have use of a family bathroom with its own bath and separate shower cubicle.

GARDENS AND GROUNDS

The property is set on a generous corner plot with the rear of the property enjoying a southerly aspect. From its pavement frontage, a path runs through a lawned front garden to the principal entrance doorway while there is, in addition, ample off-road parking on a tarmac topped driveway. The tarmac driveway also runs to the detached double garage (approx. max 5.6m x 5.5m). This is accessed by twin up and over doors, one of which is electrically operated. There is power connected and eaves storage to the garage. The rear of the property is enclosed and screened from neighbouring properties by evergreen shrubs and bushes. A paved patio is accessed from both the dining room and from the utility room and from here there is pedestrian access into the garage and through a gated entrance to the driveway. From this patio area steps lead up to a larger, thoughtfully considered garden space with gravelled beds interspersed with flowering shrubs and plants. This does include a paved seating area positioned to benefit from the views over Maes Cefn Mabley onto the common land to distance. There is an additional area of garden to the eastern side of the garage which has much potential for additional off-road parking.

TENURE AND SERVICES

Freehold. All mains services connected. Metered water supply. Gas fired central heating.

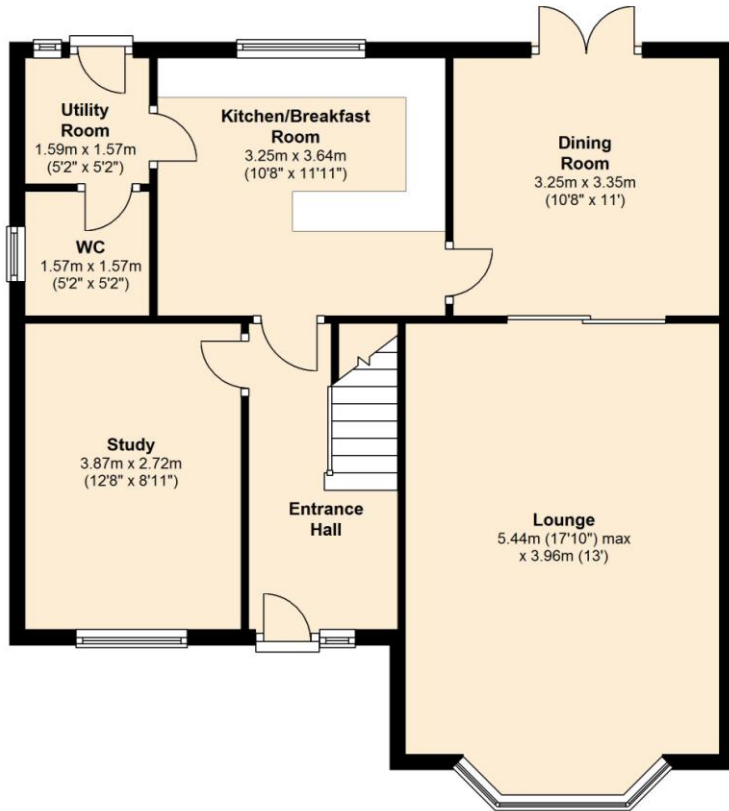
DIRECTIONS

From M4 Junction 34, follow A4119 in a northerly direction towards Llantrisant. Continue through the traffic lights by the Castell Mynach public house and drive straight across at the later roundabout. At the traffic lights just beyond Talbot Green retail park turn right at the cross roads towards Llantrisant. Pass the turning to Llantrisant leisure centre (to you right) and take the next left turning signposted for Llantrisant. Travel through the village passing the Cross Keys public house to your left to find the turning for Maes Cefn Mabley after a further 300 metres, beyond Maes Glas vet surgery. Continue into the development, bearing left after the first cul de sac to find 24 Maes Cefn Mabley to your left.



Ground Floor

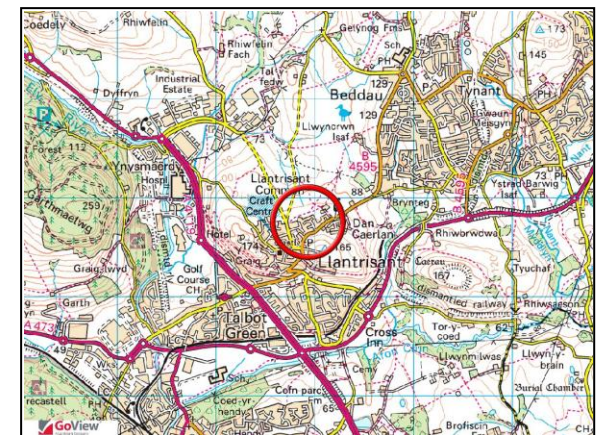
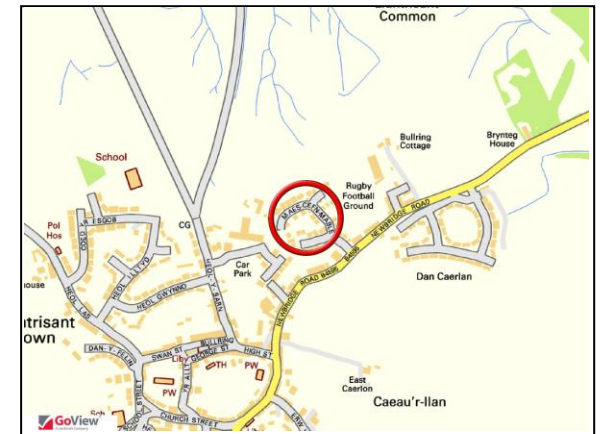
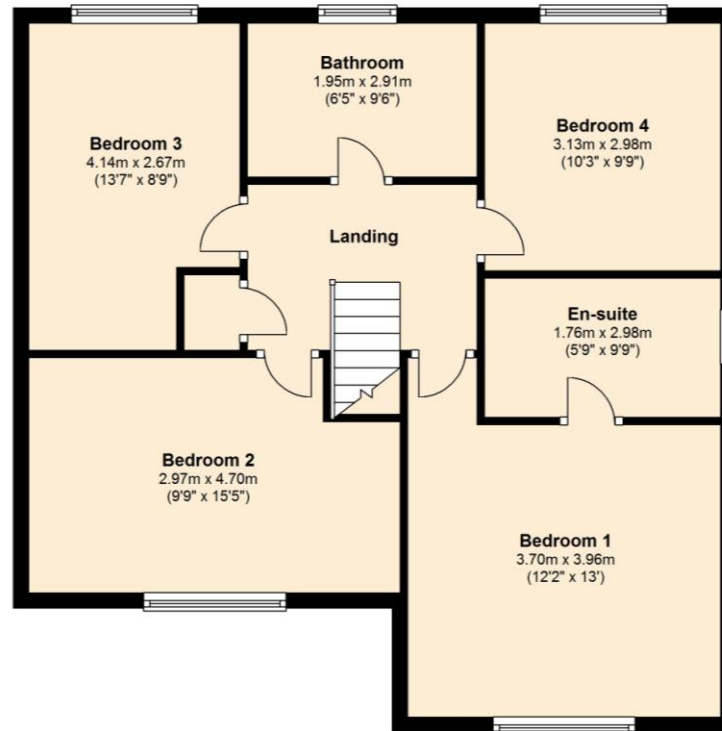
Approx. 69.8 sq. metres (750.9 sq. feet)



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 part of any contract.

First Floor

Approx. 69.4 sq. metres (746.6 sq. feet)



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC



