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Bronheulwen, Porth

offers in the region of £600,000

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## About the property

A superb opportunity to purchase this fantastic, spacious self-build detached family home, located in a small executive development of similar properties built by a local builder and finished to a high specification. Surrounded by picturesque, unspoilt scenery, this property offers easy access to the main village, including local shops, schools, and amenities. It is also a short drive from Porth railway station and Pontypridd, providing access to the M4 corridor, making it ideal for commuting and family living.

The accommodation includes an entrance hallway, cloakroom/WC, lounge, superb open-plan modern kitchen/dining room, utility room, and access to the garage. On the first floor, there are four bedrooms (the master with an ensuite) and a family shower room. Driveway to the front with parking for approximately six vehicles leading to the garage. The superb, landscaped gardens with a summerhouse and outside kitchen area to the rear add to the property's appeal.

This home must be viewed to fully appreciate its size and quality!

## Accommodation

### Location

Positioned within a highly desirable and rarely available small estate, this property offers an enviable location just a short drive from local shops, schools, and essential amenities. Commuters will benefit from nearby Porth railway station and Pontypridd, providing seamless access to the M4 corridor, making the home perfectly suited for both family living and convenient travel.

### Hallway

Stairs to first floor. Radiator. Opaque UPVC double glazed window. Doors to;

### Lounge

20' 8" x 13' 1" ( 6.30m x 3.99m )  
UPVC double-glazed patio doors open to the front of the property, leading onto an attractive feature veranda laid to patio and enjoying pleasant open views. A radiator provides comfort, making this a welcoming and versatile space throughout the year.

### Study

7' 7" x 6' 5" ( 2.31m x 1.96m )  
UPVC double glazed window to rear.  
Radiator.

### Shower Room

Comprising close coupled WC and wash hand basin with storage. Corner shower. Radiator. Opaque UPVC double glazed window.





### Utility Room

Base unit with laminate worktop incorporating a sink and drainer. Wall cupboards. Radiator. UPVC double glazed window to rear.

### Sitting Room/Bedroom Four

13' 6" x 8' 10" ( 4.11m x 2.69m )  
UPVC double glazed window to side.

### Kitchen/Breakfast Room

27' 5" x 9' 5" ( 8.36m x 2.87m )  
A generously proportioned kitchen fitted with an extensive range of base units, complemented by coordinating work surfaces incorporating an inset sink and drainer. An integrated oven is neatly positioned, enhancing the streamlined design. The room is naturally well lit with two UPVC double-glazed windows to the side elevation and a further window to the front. Doors provide access through to the dining room, as well as a separate door leading to the staircase descending to the garage.

### Dining Room

12' 11" x 10' 9" ( 3.94m x 3.28m )  
UPVC double glazed window to front and side elevations.



### Internal Access To Garage

Door to storage cupboard and stairs down to garage.

### Garage

13' 5" x 19' 1" ( 4.09m x 5.82m )  
Electric roller door. Power and light. Door to workshop.

### Workshop

13' x 7' 2" ( 3.96m x 2.18m )

### First Floor Landing

UPVC double glazed window to front with pleasant views. Double door to storage cupboard. Doors to bedrooms and bathroom.

### Bedroom One

20' 5" x 13' 3" ( 6.22m x 4.04m )  
UPVC double glazed window to front elevation with pleasant views. UPVC double glazed window to rear. Fitted bedroom furniture including wardrobes, dressing table and bedside tables. Door to ensuite.



### Ensuite

Comprising corner shower cubicle, close coupled WC and wash hand basin set in vanity unit with storage. Opaque UPVC double glazed window to rear elevation.

### Bedroom Two

14' 11" x 10' ( 4.55m x 3.05m )  
UPVC double glazed window to rear. Fitted bedroom furniture including wardrobes, bedside tables and shelving.

### Bedroom Three

15' 2" x 10' ( 4.62m x 3.05m )  
UPVC double glazed window to rear. Radiator. Fitted bedroom furniture including wardrobes and storage cupboards.

### Family Bathroom

A well-appointed and fully fitted bathroom suite comprising a bath, close-coupled WC, wash hand basin and bidet, complemented by a range of built-in storage units. Finished with tiled splashbacks and an opaque UPVC double-glazed window providing natural light and privacy, the room offers a practical yet refined space.



## Outside

Set on a generously sized, larger-than-average private plot, this exceptional property offers both practicality and style. A block-paved driveway provides off-road parking for several vehicles and leads to three separate garages, ideal for additional storage, workshop space, or secure vehicle accommodation. In addition, a dedicated home office offers a versatile working environment.

The gardens surrounding the property have been thoughtfully designed for low-maintenance living, featuring a combination of paved patio areas-perfect for outdoor entertaining-and areas of artificial grass, providing year-round greenery with minimal upkeep. Mature planting and landscaped borders further enhance the privacy and visual appeal of the outdoor space, creating a tranquil and attractive setting.

This combination of generous outdoor space, functional outbuildings, and carefully planned landscaping makes the plot a rare and highly desirable feature of the property.

## Garage

### Garage

### Office

A versatile room, previously utilised as a home office, offering an ideal space for remote working. Its adaptable layout also presents potential for further development, allowing it to be tailored to suit a variety of needs.



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Total floor area 322.2 m<sup>2</sup> (3,468 sq.ft.) approx

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