

## The Cefn, Darren Ddu Road

Ynysybwl, Pontypridd CF37 3HF

- Superb historical property
- Gated entrance & generous grounds & views
- Nine bedrooms
- Four reception rooms
- Immaculate throughout
- Triple garage
- Views
- EPC E

Guide price £750,000

[www.hern-crabtree.co.uk](http://www.hern-crabtree.co.uk)



An elegant and beautifully maintained Victorian detached, nine bedroom residence set in its own attractive grounds with gated entrance and fantastic views.

Originally the farmhouse for the area, this stunning home retains a lot of well preserved original features and yet has been modernised to the highest standard. The accommodation is vast and offers nine bedrooms, spacious ground floor accommodation, triple garages and stunning gardens of approximately one acre and views to enjoy.

The property is situated in Ynysybwl, just off the A470 and although enjoys a quiet, semi rural location is conveniently located for easy access to Cardiff, Bridgend, Caerphilly and the Vale of Glamorgan - and so is ideal for commuters.

See Link for Directions: <https://goo.gl/maps/6XvXkkMhpJpnwpu7>

#### Veranda Porch

Attractive porch ideal for outside table and chairs for relaxing and entertaining with a superb outlook on to one of the mature gardens. Original wooden door to:

#### Reception Hall

A superb, traditional reception hall with original wooden panelling to part of the walls. Feature ornate coving to the ceiling. Traditional wooden staircase rising to the first floor with newel posts and spindles with central carpet runner. Radiator. Wood parquet flooring. Doors giving access to the lounge, sitting room and rear lobby.

#### Lounge 17'9" max x 20'1" into bay (5.41m max x 6.12m into bay)

A beautifully presented principle reception room with large bay with sash windows to the front elevation giving aspect to the mature garden to the front and along the sweeping driveway. Feature wooden panelling. Ornate coving and ceiling rose. Two radiators. Wooden flooring. Feature fireplace.

#### Sitting Room 16'7" max x 15'2" max (5.05m max x 4.62m max)

A light and spacious and beautifully presented second reception room with feature original ornate coving to the ceiling. Picture rail. Wooden flooring. Feature panelling to walls. Radiator. Traditional wood sash windows to the front elevation with outlook to one of the mature gardens. Door to the rear lobby giving access to the rear accommodation.

#### Lobby

Door leading to the rear. Radiator. Tiled flooring. Door to cellar. Door to cloakroom.

#### Cloakroom

An elegant cloakroom, well designed and spacious with a two piece suite in white comprising: close coupled WC and wash hand basin. Tiled flooring. Wood panelling. Radiator. Obscure glazed window.

#### (Cellar) 17'11" max x 10'8" max (5.46m max x 3.25m max)

Accessed from the lobby with door leading to a staircase giving access to a useful cellar. Traditional coal shoot. Power and lighting.

#### Dining Room 10'9" max x 15'10" max (3.28m max x 4.83m max)

A spacious and light dining room, perfect for entertaining. Double glazed PVC large sash windows to the rear elevation giving aspect to the superb rear, mature gardens. Wooden flooring. Radiator. Feature traditional plate rack and original fleur de lys and Tudor rose wall mouldings. Feature fireplace.

#### Kitchen / breakfast room 17'9" x 14'4" (5.41m x 4.37m)

A light and spacious and well designed room with double glazed windows to the side elevations offering superb views over the grounds. A bespoke Kitchen, fitted with a generous amount of wall and base units with cupboards and drawers offering excellent storage facilities with granite work surfaces over. Space for electric range cooker. Space for dishwasher. Twin ceramic sink drainer unit with swan neck mixer tap over. Space for American style fridge freezer. Tiled splash backs. Tiled flooring. Central kitchen island with suspended lighting unit over. Traditional fitted Welsh dresser. Radiator. Space for table and chairs.

#### Breakfast Room 11' max x 17'11" max (3.35m max x 5.46m max)

A light, recently modernised room. Traditional double opening wooden doors open out on to the rear courtyard area. Radiator. Feature wood laminate flooring. Concealed traditional door opens into an original wooden staircase (the butlers staircase). Door to under stairs storage cupboard. Door to:

#### Utility Room 12'4" x 7' (3.76m x 2.13m)

A recently modernised, spacious Utility room with double glazed windows to the side elevation. Door to the side elevation giving access to the gardens. A range of matching wall and base units with work surfaces over. Walls are part tiled. Plumbing for washing machine. Space for a condenser tumble dryer. Ceramic sink drainer unit with mixer taps. Two airing cupboards - one of which is connected to the oil central heating, one housing a modern hot water tank.

#### FIRST FLOOR

##### Landing

A spacious, split level landing with original wooden staircase rising to the second floor with newel posts and spindles. Traditional feature stained glass window. Radiator.



#### W.C

Double glazed window to the rear elevation. Close coupled WC. Tiled flooring. Tiled walls.

#### Bedroom One 20'1" max x 17'9" max (6.12m max x 5.41m max)

A beautifully presented master bedroom with large bay with PVC double glazed sash windows to the front elevation with a superb aspect over the mature gardens and original bay window seat. Large fitted sliding mirrored wardrobes providing ample storage facilities. Curved bay radiator. Wood laminate flooring. Ornate coving.

#### En Suite 6'7" max x 5'7" max (2.01m max x 1.70m max)

A modern suite comprising: fitted shower cubicle with mains pressure shower, wash hand basin set into vanity unit. Tiled flooring. Tiled walls. Double glazed obscure sash window to the front elevation. Spotlights to the ceiling.

#### Bedroom Two 16'4" max x 15'3" max (4.98m max x 4.65m max)

A beautifully presented double bedroom with two double glazed windows to the front elevation with superb views. Radiator. Wood laminate flooring. Coving to the ceiling.

#### Bedroom Three 15'9" x 10'10" (4.80m x 3.30m)

A good size third double bedroom currently used as a study, with double glazed window to the rear elevation with beautiful views. Radiator. Power points.

#### Bedroom Four 14'11" max x 10'1" max (4.55m max x 3.07m max)

Double glazed window to the side elevation. Radiator. Power points.

**Dressing Room** 10'3" x 7' max (3.12m x 2.13m max)

Double glazed window with superb views. Radiator. Wood laminate flooring. Wall storage.

**Family Bathroom** 16'11" max x 11'1" max (5.16m max x 3.38m max)

A larger than average family bathroom accessed via dressing room and the concealed staircase. Double glazed window to the rear elevation. A four piece suite comprising twin wall hung sink units, fitted shower cubicle with mains pressure shower, spa bath with lighting and built in radio with shower head attachment and low level WC. Heated towel radiator. Radiator. Linen cupboards. Door to the staircase leading to the second floor. Electric shaving point.

**SECOND FLOOR**

Feature stained glass window. Loft access hatch.

**Bedroom Five** 16'6" max x 17'9" max (5.03m max x 5.41m max)

A light and spacious double bedroom. Double glazed window to the side elevation. Skylight window. Radiator.

**Bedroom Six** 16'10" max x 16'7" max (5.13m max x 5.05m max)

A superb double bedroom with beautiful views with double glazed window to the side elevation. Radiator. Wood laminate flooring. Power points.

**Bedroom Seven** 17'9" x 16'7" (5.41m x 5.05m)

A light and spacious double bedroom. Double glazed window to the front. Radiator. Wood laminate flooring.

**Shower Room** 7'5" max x 6'8" max (2.26m max x 2.03m max)

A modern three piece suite in white comprising: fitted shower cubicle with mains pressure shower, close coupled WC and wash hand basin. Panelling to walls. Heated towel radiator.

**Second Floor Corridor** 16'6" x 6'7" (5.03m x 2.01m)

Double glazed window. Radiator. Wood laminate flooring.

**Bedroom Eight / Office** 15'8" x 11'8" (4.78m x 3.56m)

Double glazed window. Radiator. Currently utilised as a store room.

**Bedroom Nine / Exercise Room** 17'6" max x 11'1" max (5.33m max x 3.38m max)

Double glazed window to the side elevation. Wood laminate flooring. Radiator. Staircase rising from the family bathroom

**Outside****Front and Side Gardens**

The property is entered via security gates to the front of the property. Once through there is a long sweeping, well maintained driveway giving access to the ample parking area immediately at the front of the property or continues to the detached triple garages.

The gardens to the front and side are mainly lawned with a wide array of mature shrubs and trees and flower borders.

**Rear Garden**

To the rear of the property is a paved fore court which is perfect for outdoors table and chairs. There is a further garden of good size which is laid to lawn with attractive trees and borders.

**Garages**

Detached purpose built triple garage with up and over remote control doors, power and lighting. Accessed from the long sweeping driveway and gated entrance.

**Tenure****Services**

Oil central heating.

**Directions**

Google Map Directions: <https://goo.gl/maps/6XvXkkMhpJpnwpPU7>



