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CELEBRATING 100 YEARS

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1926 - 2026

28 Ffordd Hann, Talbot Green

Pontyclun

In Excess of **£600,000**

28 Ffordd Hann

Substantial five-bedroom detached family home in a quiet, sought-after cul-de-sac position, offering spacious and versatile accommodation with excellent access to the amenities of Talbot Green and Pontyclun

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Substantial five-bedroom detached family home occupying a peaceful position within a private cul-de-sac
- Spacious dual-aspect living room with bay window and French doors opening onto the rear garden
- Separate dining room with attractive front-facing bay window, ideal for family meals and entertaining
- Contemporary shaker-style kitchen with central island, integrated appliances and direct garden access
- Five double bedrooms, including two with well-appointed en-suite facilities
- Principal bedroom with fitted wardrobes and spacious four-piece en-suite bathroom
- Versatile second-floor accommodation comprising two double bedrooms, shower room and extensive eaves storage
- Generous rear garden with extensive lawn and porcelain-tiled pergola entertaining area
- Detached double garage with electric door, power and lighting, complemented by a double-width driveway
- Highly desirable residential setting combining privacy, tranquillity and convenient access to local amenities and commuter links.



Occupying a particularly peaceful position towards the end of a private cul-de-sac, the property is approached via a central pathway bordered by mature shrubbery, with a double-width driveway leading to a detached double garage (twin up-and-over doors, one electrically operated), benefiting from power and lighting.

A composite entrance door with double glazed insert opens into a welcoming entrance **HALLWAY** featuring attractive timber-effect flooring and a traditional spindle staircase with hardwood handrail rising to the first floor. A useful coat cupboard provides additional storage, while the **CLOAKROOM** is fitted with a white low-level WC and pedestal wash hand basin with tiled splashback.

The impressive **LIVING ROOM** enjoys a dual-aspect arrangement with a UPVC double glazed bay window to the front elevation and French doors opening directly onto the rear garden, creating a bright and airy living space. Decorative lighting provisions include wiring for both pendant and wall lights.

The separate **DINING ROOM** features contemporary timber-effect flooring and a double glazed bay window overlooking the front aspect. The dual-aspect living room and separate dining room, both offering attractive living spaces.

At the heart of the home is a beautifully appointed contemporary **KITCHEN** fitted with a comprehensive range of modern light grey shaker-style wall and base units complemented by roll-top work surfaces and a stainless steel one-and-a-half bowl sink and drainer. A matching central island with breakfast bar provides additional workspace and informal dining. Integrated appliances include a double oven, ceramic hob with extractor hood, dishwasher, fridge and freezer. Natural light is provided by a double glazed side window, while French doors open onto the rear garden. A connecting door leads to the **UTILITY ROOM**.

The utility room continues the kitchen theme with matching wall and base units and work surfaces, incorporating an integrated washing machine and housing the concealed Ideal Logic gas-fired central heating boiler. A door provides direct access to the generous rear garden.

The first-floor landing gives access to three double bedrooms and the family bathroom.

BEDROOM ONE is a superb double room featuring three mirror-fronted wardrobes, a double glazed window to the front elevation and access to a luxurious **EN-SUITE BATHROOM** comprising a modern four-piece white suite with double-ended bath, pedestal wash hand basin, low-level WC and a large fully tiled shower enclosure with glazed screen and mains-fed shower. An airing cupboard houses the pressurised hot water cylinder.

BEDROOM TWO is another generous double bedroom enjoying a front-facing aspect and served by an **EN-SUITE SHOWER ROOM** fitted with a fully tiled shower enclosure with glazed door and mains shower, vanity wash hand basin and low-level WC.

BEDROOM THREE is a small double room, currently utilised as a home office, overlooking the rear garden. Adjacent is the **FAMILY BATHROOM**, fitted with a white suite comprising a double-ended bath, pedestal wash hand basin and low-level WC.

A spindled staircase rises to the second floor, where a spacious landing area benefits from part-vaulted ceilings and double glazed Velux windows, together with a useful linen cupboard provides shelved storage.

This floor accommodates **BEDROOMS FOUR and FIVE**, both double rooms featuring part-pitched ceilings, double glazed windows to the front and side elevations, loft access and doors to substantial eaves storage areas.

These bedrooms are served by an independent **SHOWER ROOM** fitted with a white suite comprising a pedestal wash hand basin, low-level WC and fully tiled shower enclosure with folding glazed door.

The second floor offers exceptional flexibility and would be ideal as a principal bedroom suite, or alternatively provides an excellent self-contained space for a teenager or young adult.

Externally, the rear garden is a particular feature of the property, being of an exceptional size and thoughtfully arranged to include a paved pathway, extensive lawn and a porcelain-tiled pergola seating area, perfectly suited for a hot tub and outdoor entertaining. Additional benefits include external lighting, power points and an outside water supply.

The detached double garage, including power, lighting and an electrically operated door, together with extensive driveway parking.

This impressive family home combines generous living accommodation with versatile bedroom space, making it ideally suited to growing families seeking a peaceful yet convenient location.

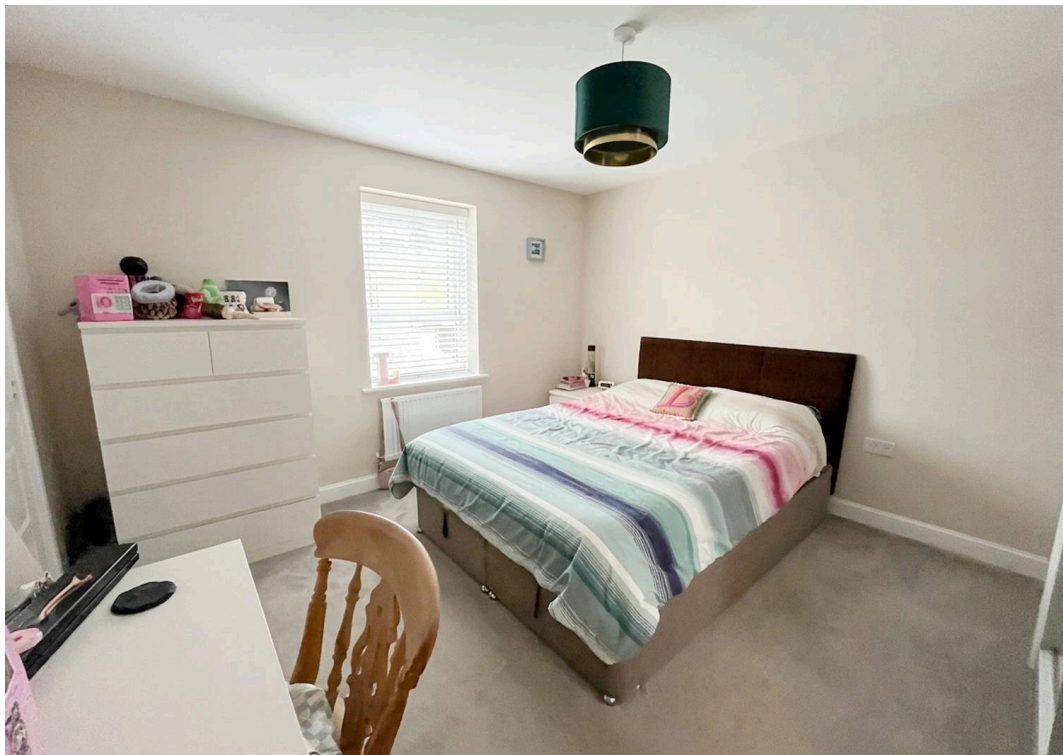
Directions:

At junction 34, exit toward Llantrisant/Rhondda/A4119. At Miskin Interchange, take the 3rd exit onto A4119. At the roundabout, take the 1st exit onto A473. At the roundabout, take the 2nd exit and stay on A473. At the roundabout, take the 2nd exit onto Rhodfa Bryn Rhydd.

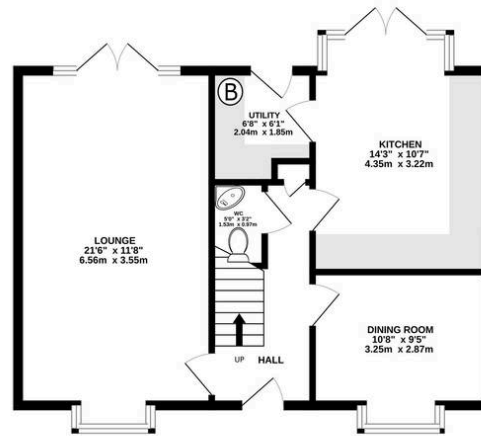
Turn left onto Ffordd Hann.

what3words: pampered.include.nudge

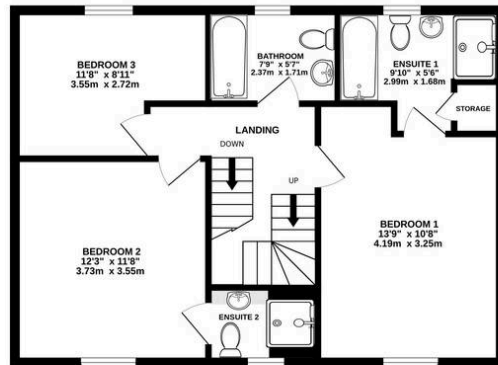




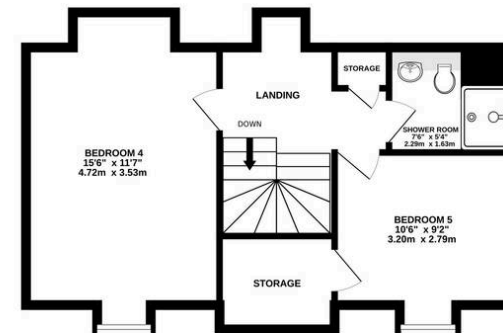
GROUND FLOOR
598 sq.ft. (55.5 sq.m.) approx.



1ST FLOOR
614 sq.ft. (57.0 sq.m.) approx.



2ND FLOOR
484 sq.ft. (44.9 sq.m.) approx.



TOTAL FLOOR AREA : 1696 sq.ft. (157.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items 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 such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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