

# Highwinds, Talygarn Close,
Pontyclun, RCT, CF72 9DA

Watts & Morgan



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Talygarn, Pontyclun, RCT, CF72 9DA

## Guide Price £725,000 Freehold

4 Bedrooms | 2 Bathrooms | 2 Reception Rooms
0.54 Plot | Planning Permission (2025)

Set within a generous plot of approximately half an acre, High Winds is an impressive detached true bungalow, thoughtfully upgraded by the current owners to provide over 2,300 sq. ft. of versatile, family-friendly accommodation. The property offers a superb blend of stylish interiors, generous living space and exceptional outdoor entertaining facilities.

The accommodation comprises; a welcoming hallway leading through to a stunning open-plan kitchen/dining space, complemented by an adjoining utility room and separate shower room. A bay-fronted lounge enjoys attractive views, whilst four generously proportioned bedrooms share use of the luxurious family bathroom.

Externally, the property benefits from generous driveway parking, a detached garage and adjoining carport, incorporating excellent storage to the rear. The wrap-around lawned gardens provide a wonderful sense of space and privacy, with a large paved rear terrace creating the perfect setting for outdoor dining. Further highlights include; a dedicated barbecue area, hot tub with pergola and an exceptional, detached wood-clad hobbies/games room, complete with its own WC, offering superb additional reception space. EPC Rating: D.

### Directions

Cowbridge Town Centre – 4.8 miles

Cardiff City Centre – 13.8 miles

M4 Motorway – 2.3 miles


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# Summary of Accommodation

## ABOUT THE PROPERTY

This sizeable, detached true bungalow has been thoughtfully and impressively renovated by the current owners, offering beautifully presented accommodation within a generous 0.54-acre plot. Further enhancing its appeal, planning permission was approved in 2025 for additional improvements and an extension, offering exciting potential for the future.

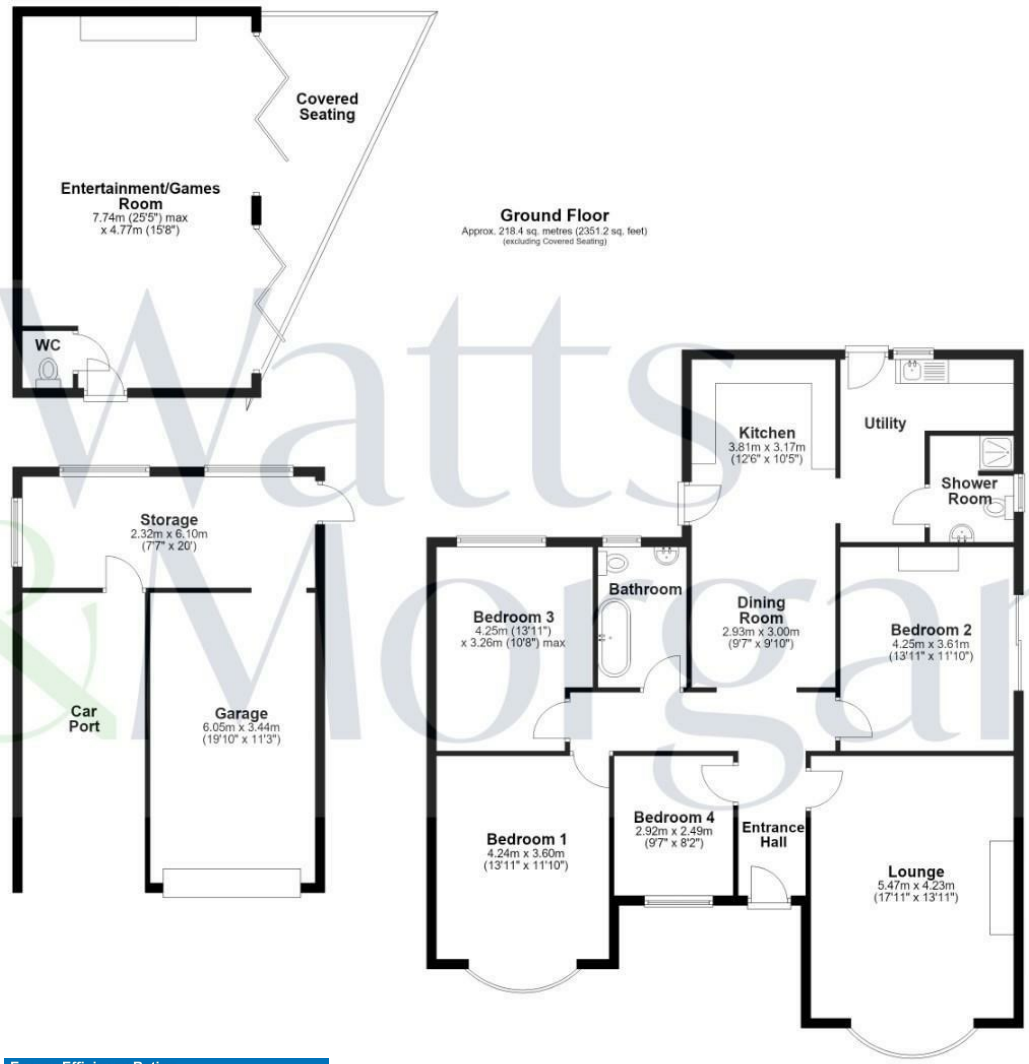
A composite entrance door opens into the welcoming hallway, finished with oak LVT flooring laid in an attractive herringbone design, which continues seamlessly into the superb open-plan kitchen/dining room. This wonderful space forms the heart of the home, ideal for both family life and entertaining, and is flooded with natural light. A side door provides direct access to the sheltered paved terrace and gardens beyond.

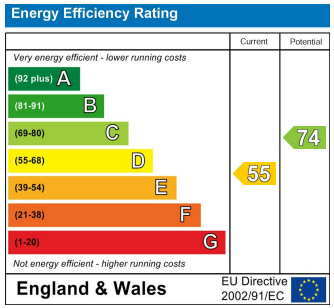
The kitchen has been fitted with a quality range of shaker-style units, complemented by quartz stone work surfaces and a matching hob splashback. A range of 'Neff' appliances to remain including; a double oven with grill, separate combi micro-oven, dishwasher and induction hob. Adjoining the kitchen is a useful utility/boot room, housing the gas boiler and incorporating a separate shower room.

The lounge is positioned to the front of the property, where a broad uPVC bay window enjoys stunning views towards the RCT mountains. A contemporary, remote-controlled feature fire creates an attractive focal point, complemented by illuminated display shelving fitted to either side. The oak LVT flooring continues throughout, with ample space for comfortable seating and soft furnishings.

All four bedrooms are generously proportioned, offering excellent versatility to suit a variety of needs, whether as bedrooms, additional reception rooms or a dedicated home office. Bedroom two/playroom is positioned to the side of the property and benefits from sliding doors opening directly onto the lawned garden.

Completing the accommodation is a luxurious family bathroom, fitted with a sleek 3-piece suite comprising a dual-ended bath with freestanding shower tap, complemented by elegant porcelain-tiled walls for a stylish, contemporary finish.




Total area: approx. 218.4 sq. metres (2351.2 sq. feet)

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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 any part of any contract.

## GARDENS AND GROUNDS

Tucked away in a peaceful position within Talygarn Close, Highwinds occupies an impressive plot of approximately 0.54 acres. A generous driveway provides ample parking and leads to a detached single garage with full power supply, an adjoining carport and an exceptionally large storage area to the rear.

The predominantly lawned gardens wrap around the property, offering a wonderful sense of space and enjoying the sun throughout the day. The rear garden has recently undergone extensive landscaping to create an exceptional outdoor entertaining space, featuring a large paved terrace with glass balustrading and a raised lawn.

A particular highlight is the superb hobbies-games room, finished with contemporary wood cladding and two sets of bi-folding doors, open seamlessly onto the patio and barbecue area. Adjoining this is a solid aluminium pergola, complete with windproof blinds and a hot tub, which will remain. This impressive additional reception space has been thoughtfully designed for year-round enjoyment, benefiting from a separate WC, underfloor heating, integrated music speakers and a central electric fire, neatly positioned within the seating area. Together, these features create a fantastic extension of the home's living and entertaining accommodation, perfectly suited to both relaxed family gatherings, home office working and/or larger social occasions.

## ADDITIONAL INFORMATION

Freehold. All mains services connected. Gas-fired central heating to main property. Air Source Heat Pump with underfloor heating to games room. Council tax band H.

Note: planning permission is in place to convert the property from to a large executive house and connect the garage to the property - reference 25/0591/FUL (Approved 2025).






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