

Esgaroth Parc Llantrisant

Pontyclun, CF72 8LQ

Watts & Morgan



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£495,000 Freehold

3 Bedrooms | 2 Bathrooms | 4 Reception Rooms

Esgaroth Parc is a distinctive property enjoying an exceptional setting, conveniently located near the village of Llantrisant and within easy reach of Talbot Green and Junction 34 of the M4. This Canadian-style log cabin sits within beautifully landscaped private gardens, offering a peaceful and tranquil retreat from the demands of everyday life.

The accommodation briefly comprises a garden room enjoying delightful views across the landscaped gardens, a dining room with an abundance of natural light, a small utility room, a family bathroom, and a newly refurbished kitchen leading through to a cosy living room with a feature log burner. To the first floor there are two bedrooms, one of which benefits from an en suite.

Adjacent to the main house is the barn, which incorporates a self-contained annexe, ideal for dual family living or guest accommodation. The annexe provides two reception rooms, a bathroom, and a first-floor bedroom.







Directions

Llantrisant Town Centre – 2.0 miles

Cardiff City Centre – 15.8 miles

M4 Motorway – 5.6 miles

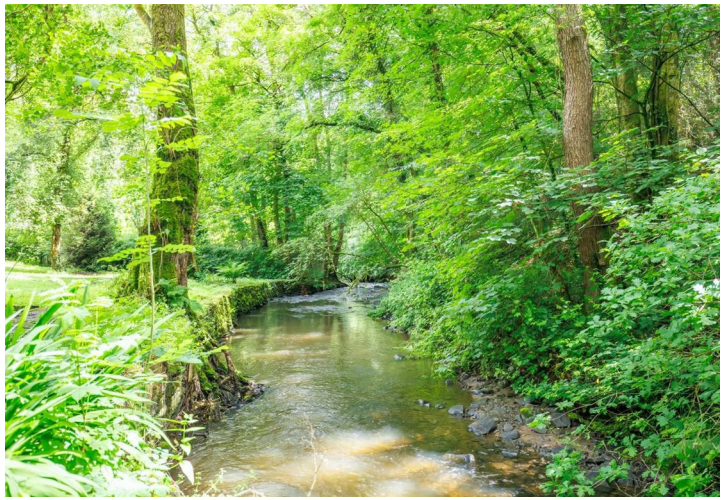
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Summary of Accommodation

Situation

The Historic Town of Llantrisant is some 2 and a half miles to the north of J34 of the M4 motorway - this 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. Golf Clubs include The Vale of Glamorgan, Llantrisant and Creigiau. The prestigious Vale of Glamorgan Country Club offers tennis, squash, yoga, a gymnasium, swimming pool, two golf driving rangers and courses. The Historic Miskin Manor also includes a health club and swimming pool.

Esgaroth Parc is situated close to the rural and sought after location of Castellau, North of Lantrisant; and has local bridleway access onto the woodland/mountain.

Gardens & Grounds

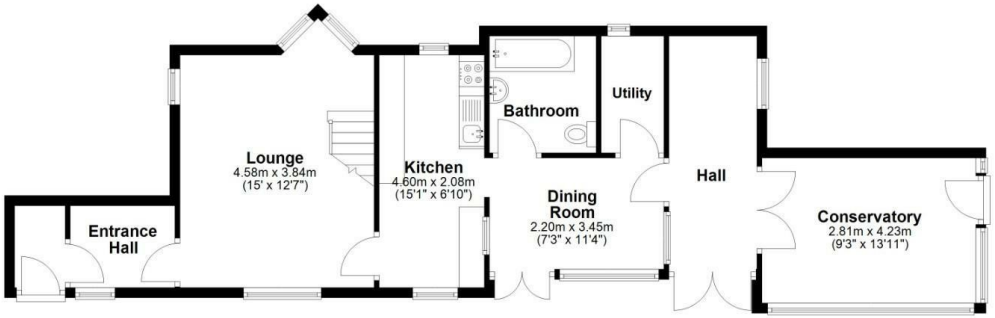
Esgaroth Parc is set within approximately 4.29 acres, comprising beautifully landscaped gardens, a range of outbuildings, and two paddocks, making it ideal for families seeking a more rural lifestyle or simply wishing to enjoy the stunning surroundings. The grounds offer several areas for patio seating and outdoor entertaining, creating excellent spaces for relaxation and family gatherings. A substantial barn, currently used as a workshop and formerly utilised for livestock, provides further versatility and lends itself to a variety of potential uses. We have been notified that there are young plants which have been identified as Japanese Knotweed in the vicinity of the property, however these are being treated, with a plan in place.

Additional Information

Freehold. Mains electric and a private spring water supply to the property. Council Tax Band ‘C’. Rhondda Cynnon Taf County Borough Council Heating is provided by source heat pumps and log burner.

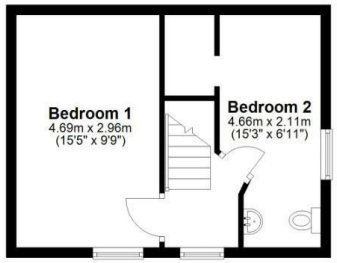
Ground Floor

Approx. 70.7 sq. metres (761.0 sq. feet)



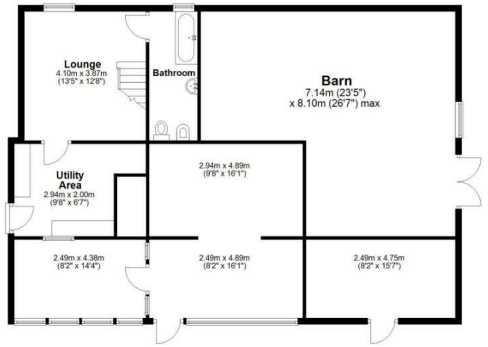
First Floor

Approx. 28.5 sq. metres (307.2 sq. feet)



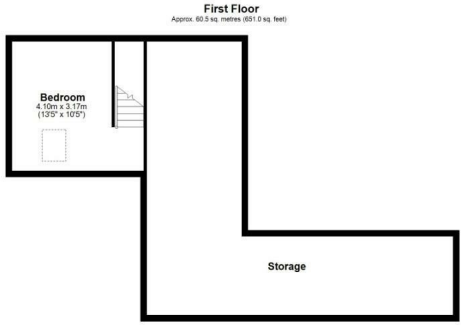
Annexe

Approx. 133.2 sq. metres (1433.5 sq. feet)



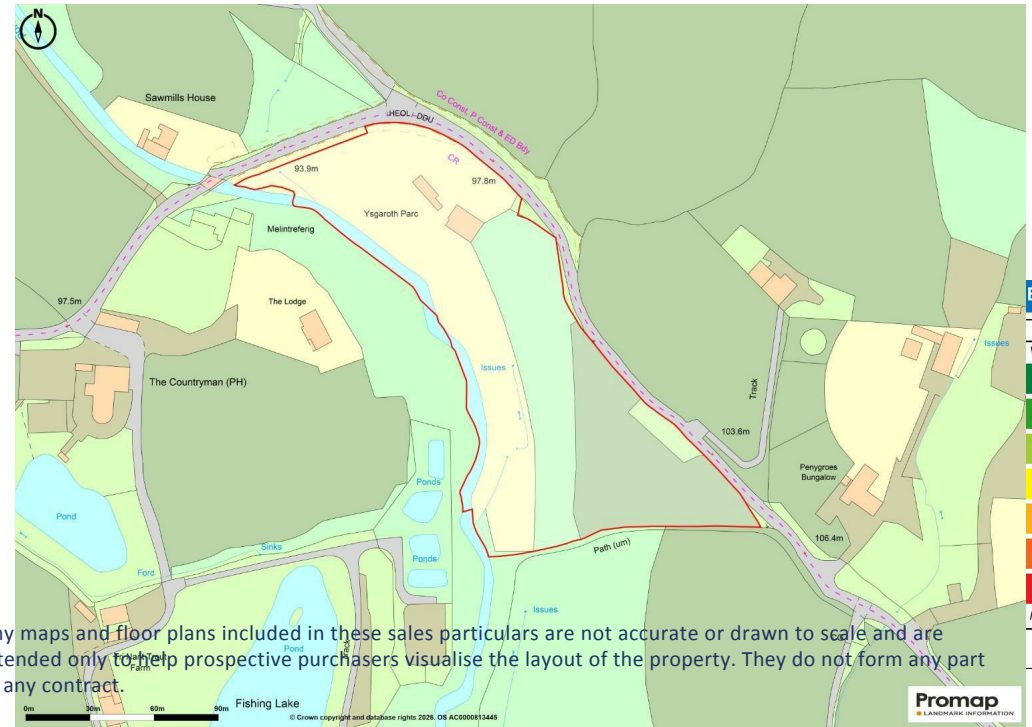
First Floor

Approx. 60.5 sq. metres (651.0 sq. feet)

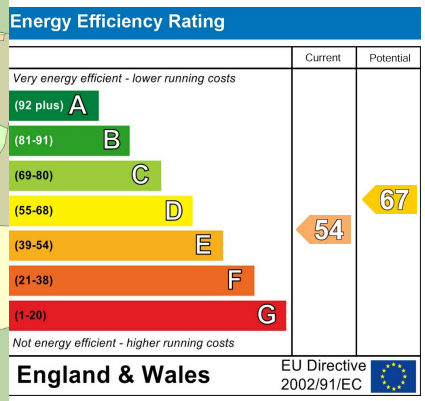


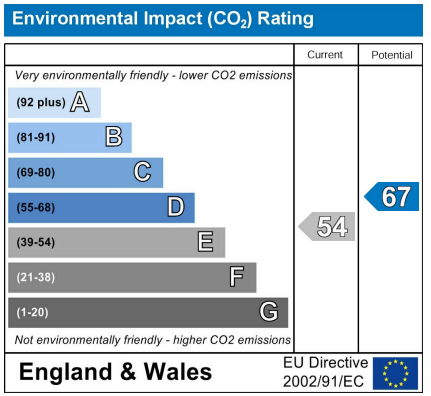
Total area: approx. 193.7 sq. metres (2084.6 sq. feet)





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 any part of any contract.





Scan to view property



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