

The Round House, Treforest, Pontypridd, Rhondda Cynon Taff, CF37 4AR
Guide Price - £240,000 Freehold



A Blue Plaque house dating back to the 1800's, built by Dr W Price a famous eccentric, the property was to form the gateway to his envisaged museum of Welsh Life. Whilst the museum did not materialise, the property was completed. Vestibule, living room, dining room, kitchen/breakfast room, utility, 3 double bedrooms, bathroom and rear hallway. Garage. Terraced rear gardens. Elevated views.

BRIEF DESCRIPTION

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More information regarding the Blue Plaque designation and the history of The Round Houses can be provided on request.

SITUATION

The property is situated in an elevated position overlooking the village of Treforest. Treforest sits on the banks of the Taff River, approximately one mile south east of Pontypridd, in the South Wales borough of Rhondda Cynon Taff. There are slip roads at either end of the village onto the A470, which provides a good connection to Cardiff, which offers all of the dining, sporting and leisure amenities one would expect from a capital city.

ACCOMMODATION

Fitted carpets, where seen, are included in the guide price. The accommodation, with approximate room sizes, briefly comprises:

Access to the property is gained via a pair of wooden doors with glazed insert, which leads through to:

ENTRANCE VESTIBULE

Glazed windows to both sides and a solid timber door with stained and leaded glass insert and brass fittings, which lead through into the main residence.

LIVING ROOM

Directly into "The Round House" which incorporates the living room. 3 front facing leaded windows set into the curvature of the walls. A feature of the room is a solid fuel burning fireplace set within a feature stone surround. Spacious and originally designed room. Timber door with multi-paned insert leads to a spiral staircase to the first floor. Wall lights on dimmer switch. Television aerial point. Telephone extension point. Timber door with multi-paned glazed insert leads through to:

DINING ROOM 11' 11" x 12' 0" (3.65m x 3.68m)

This spacious dining room has a front facing aluminium framed double glazed window with lead effect and comfortably accommodates a large family table and chairs arrangement. Retains character features in the way of exposed ceiling beams and deep timber coving. Electrically operated fireplace set within a feature wooden surround. Internally leaded unstained window and timber door with multi-paned insert through to:

KITCHEN / BREAKFAST ROOM 6' 2" x 19' 1" (1.90m x 5.82m)

Fitted with a matching range of white base cupboard and wall units with a roll-edge food preparation surface over. Inset 1½ bowl stainless steel sink and draining board with chrome mixer tap over. Cream Diplomat range-style cooker with four ring gas hob, hot plate and oven beneath with contemporary stainless steel extractor canopy and lighting unit over. Timber boarding to half height around the splash back areas. The roll-edged tops extend out to provide a useful breakfast bar and the room also accommodates a breakfast table and chairs arrangement. PVC stable-style door with double glazed obscured glass insert leads through to:

UTILITY ROOM 13' 5" x 7' 9" (4.11m x 2.38m)

uPVC double glazed door with lead effect to the rear. Timber boarding to the ceiling and recessed ceiling spotlights. Integral Belling dishwasher with décor door.

The spiral staircase from 'The Round House' living room lead up to:

FIRST FLOOR

LANDING

Fitted carpet. Central ceiling light. Opening through to bedroom (1) and doors off to bedroom (2) and the family bathroom.

BATHROOM 6' 6" x 12' 9" (1.99m x 3.91m)

Fitted with a white suite with chrome and brass fittings comprising of a low level w.c., a riven edged wash basin set into a traditional timber vanity unit with low level storage beneath and brief tiled splash back and a panelled bath with jacuzzi-style side jets and Victorian-style shower attachment over. Brief tiled splash back around the bath. Separate



corner shower cubicle housing a wall mounted Aqua shower. Walls are fully tiled around the shower cubicle. Rear facing uPVC double glazed window with lead effect. Useful integral double wardrobe fitted with slatted shelving. Wood effect flooring. Boarded ceiling with adjustable ceiling spotlights. Door off to a rear hallway and useful store room

REAR HALL

Fitted carpet. Timber door with glazed inserts leading out to the rear garden. Ceramic tiling to half height. Housing the new gas fired combination boiler which powers the central heating.

BEDROOM (2) 11' 11" x 11' 11" (3.65m x 3.65m)

An L-shaped, well proportioned double bedroom which has a front facing aluminium framed double glazed window with lead effect and elevated views over the surrounding area. Door to:

STORE

Useful integral storage cupboard with high level storage cupboard over. Latched timber door provides access to this room.

BEDROOM (1)

Spacious double bedroom which is set in 'The Round House' section of the property and as such has curved walls. Three front facing aluminium framed double glazed windows and benefits from a double integral wardrobe with louvre doors set into the alcove. Low level storage cupboard also integral and providing useful storage.

From the landing there is a further set of curved stairs lead up to:

BEDROOM (3)

Another spacious double bedroom again set in 'The Round House' part of the property and as such has curved walls. Benefits from aluminium framed double glazed windows to both the front and rear. High ceiling. Loft access hatch. This room could comfortably accommodate a large double bed and storage furniture and provides elevated views to the front.

OUTSIDE

To the front of the property there is a concrete driveway which leads up to a Single Attached Garage with approximate

internal measurements of 5.67m x 3.50m (18'7" x 11'6") off this is a toilet. Small courtyard adjacent to the entrance porch with flower beds and flag-stoned paving.

To the rear of the property, the door from the utility room opens out onto a rear courtyard area with a flight of stone steps leading to the rear garden.

The rear garden is terraced, with many levels all of which are retained by stone walling. The sloping back garden provides elevated views over the top of the property and over Pontypridd and Treforest itself.

SERVICES

Mains gas, drainage, electric and water.

COUNCIL TAX BAND

Band 'E'.

TENURE

Freehold.

PROCEEDS OF CRIME ACT 2002

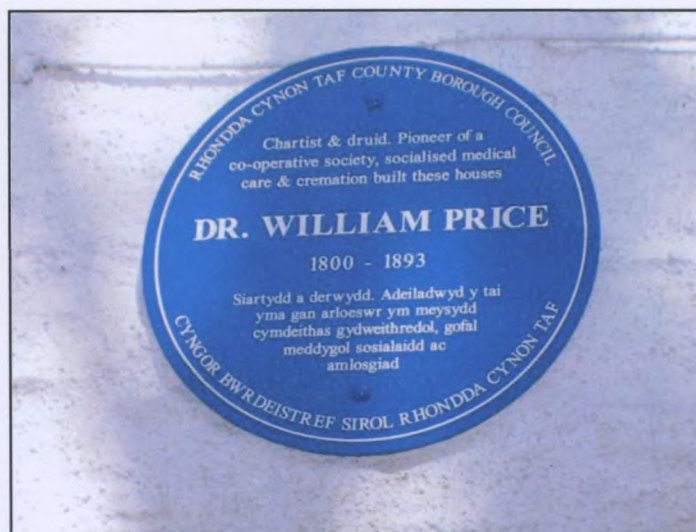
Watts and Morgan LLP are obliged to report any knowledge or reasonable suspicion of money laundering to SOCA (Serious Organised Crime Agency) and should such a report prove necessary may be precluded from conducting any further work without consent from SOCA.

DIRECTIONS

Travelling on the A470, turn off at the sign for Cardiff Road / A4054 and at the roundabout take the third exit onto Pentrebach Road. At the traffic lights turn right onto Cemetery Road and immediately left onto Graig Yr Helfa Road. The second left hand turn will lead to the property which is situated on the right hand side, identified by a Watts and Morgan "For Sale Board".

VIEWINGS

Strictly by appointment with the Selling Agents at their Cowbridge Office. Telephone Number (01446) 773500.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 - 100) A		
(81 - 91) B		
(69 - 80) C		
(55 - 68) D		
(39 - 54) E	48	53
(21 - 38) F		
(1 - 20) G		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 - 100) A		
(81 - 91) B		
(69 - 80) C		
(55 - 68) D		
(39 - 54) E	48	52
(21 - 38) F		
(1 - 20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
	EU Directive 2002/91/EC	

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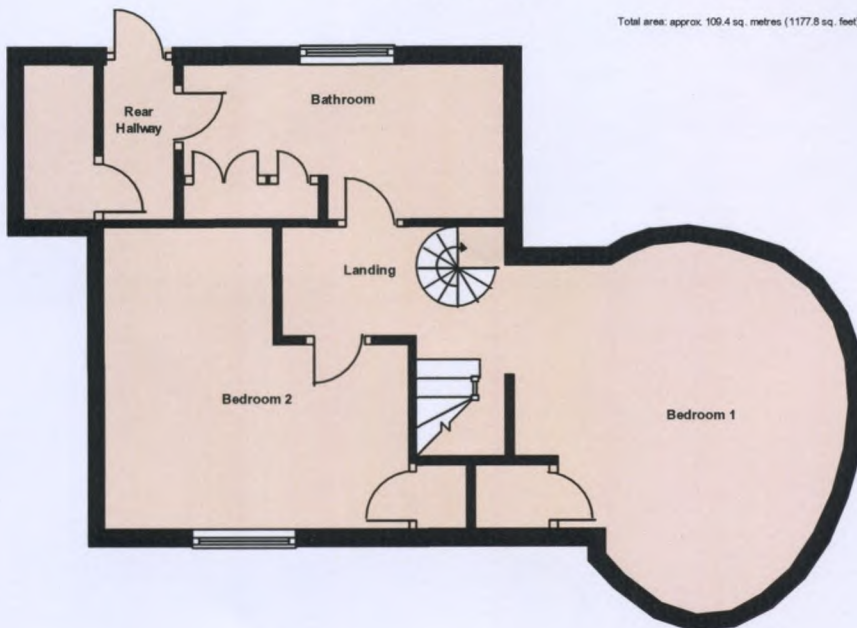
Floor Plans

Ground Floor
Approx. 67.7 sq. metres (728.8 sq. feet)

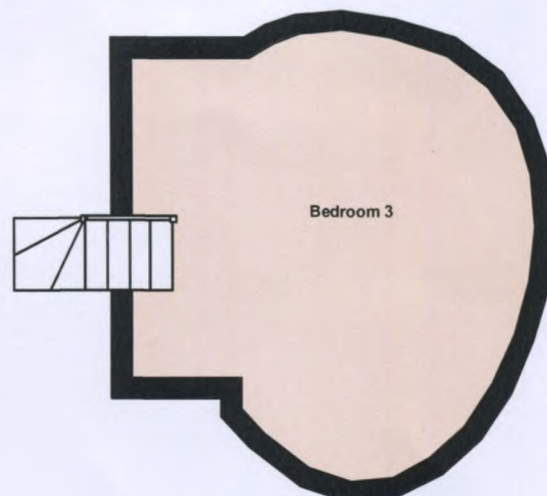


First Floor
Approx. 34.6 sq. metres (372.7 sq. feet)

Total area: approx. 109.4 sq. metres (1177.8 sq. feet)



Second Floor
Approx. 7.1 sq. metres (76.2 sq. feet)



These floor plans are not drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. Due to the nature of the construction the walls will be of varying thickness. The plans do not form part of any contract.

Maps

