



TREFERIG BUNGALOW

Llantrisant, Pontyclun, CF72 8LQ

 paulfosh auctions

 DAVID JAMES

TREFERIG BUNGALOW

Llantrisant, Pontyclun, CF72 8LQ

An opportunity to purchase a well positioned detached bungalow situated on the outskirts of the popular town of Llantrisant. Treferig Bungalow comprises a four-bedroom detached bungalow set within 0.29 acres.

- Detached four-bedroom bungalow requiring renovation
- Subject to an Agricultural Occupancy condition
- Good size plot extending to approximately 0.29 acres
- Highly sought-after rural location
- Convenient access to M4 Motorway
- Detached garage and off-road parking
- No onward chain

For Sale by Public Auction
Via Paul Fosh Online Auctions

23rd June 2026

www.paulfosh.com

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DESCRIPTION

An excellent opportunity to acquire a detached bungalow located within a quiet rural area on the outskirts of the popular town of Llantrisant. Treferig Bungalow is set within an elevated position providing far reaching countryside views. The property requires extensive renovation throughout and provides a great opportunity to extend or replace subject to the necessary planning consent.

The property is subject to an Agricultural Occupancy Condition limiting the occupation to someone who is currently or lastly employed in agriculture or forestry. Please contact the Agent for more details.

SITUATION

Treferig Bungalow is located to the north of the town of Llantrisant in an easily accessible location. There are good transport links to Junction 34 of the M4 Motorway giving access to both Cardiff (20 miles), Newport (25 miles). From the Royal Mint experience take the first left onto Pantybrad. Continue for approximately 2.2 miles and take a right-hand turn onto unnamed road and continue for approximately 0.5 miles where Treferig Bungalow will be on your left hand side.

When using the mobile application What3Words: `///decays.cattle.masks`

ACCOMMODATION

The accommodation briefly comprises the following;

Hallway – Providing access to;

Living Room – 5.13m x 4.57m

Kitchen – 4.80m Max x 4.57m

Fitted with base and wall units with stainless-steel sink and drainer. Door leading into;

Utility – 2.97m x 2.77m

With door to external

Bedroom 1 – 4.57m x 4.57m

Double bedroom with ensuite

Bedroom 2 – 4.55m x 4.52m

Double bedroom

Family Bathroom –

With WC, fitted bath and walk-in shower

Bedroom 3 – 3.63m x 3.05m

Single bedroom

Bedroom 4 – 3.66m x 1.98m

Single bedroom

OUTSIDE

Externally the property is accessed via a private hardcore track. There is a detached open fronted double garage to the north western elevation with a concrete floor. The garden has recently been cleared however would benefit from landscaping.

SERVICES

The dwelling benefits from mains electricity connection. Private oil supplies the property together with private drainage in the form of septic tank and water from a private spring.

Prospective purchasers are advised to make their own enquiries as to further connections.

TENURE

Freehold with vacant possession upon completion.

ENERGY PERFORMANCE CERTIFICATE (EPC)

EPC Rating – F

COUNCIL TAX BAND

Band E

LOCAL AUTHORITY

Rhondda Cynon Taf County Borough Council – Tel: 01443 425005

VIEWING

Strictly by appointment with the Agents: David James. Tel 01633 880220.

FOR SALE BY ONLINE PUBLIC AUCTION

www.paulfosh.com

Tel: 01633 254044

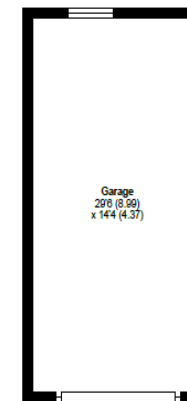
Guide Price £150,000



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E		
21-38	F	35 F	
1-20	G		

Treferig Bungalow, Llantrisant, Pontyclynn, CF72

Approximate Area = 1636 sq ft / 151.9 sq m
 Garage = 423 sq ft / 39.2 sq m
 Total = 2059 sq ft / 191.1 sq m
 For identification only - Not to scale

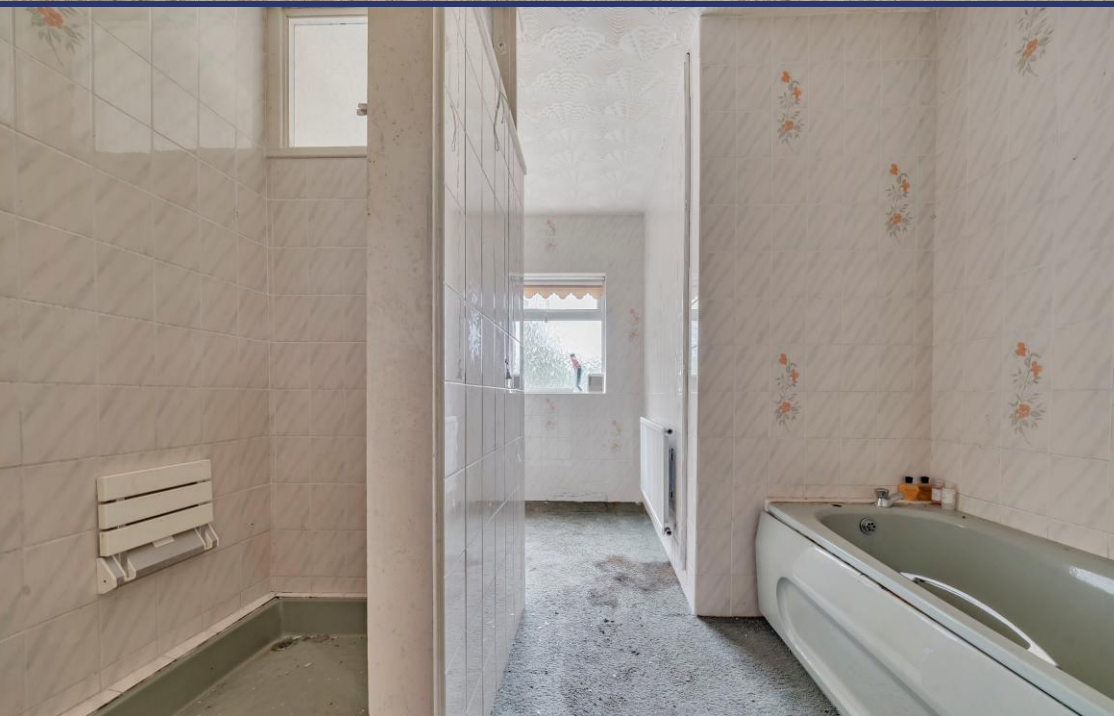


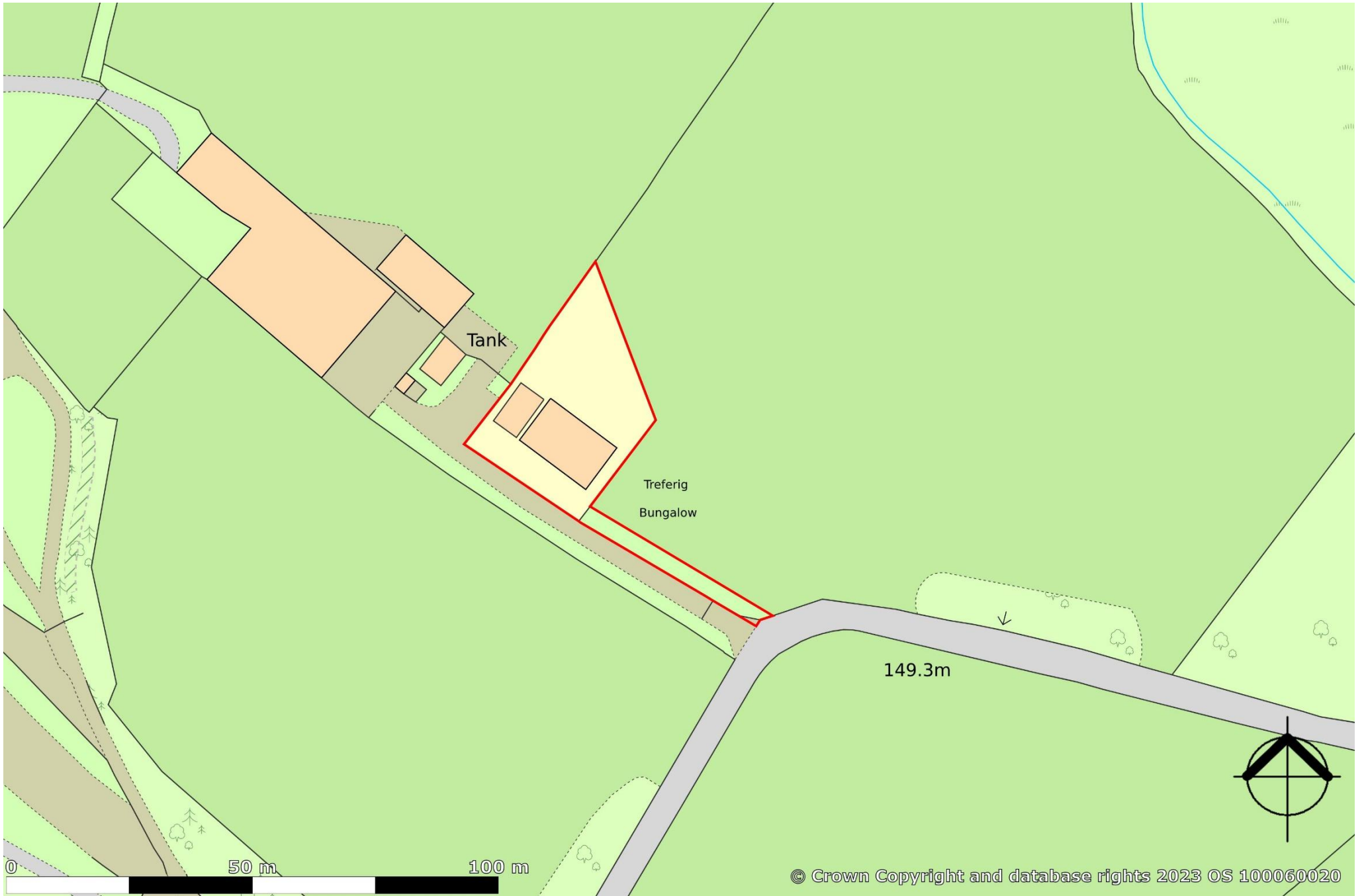
PLANS AND PARTICULARS

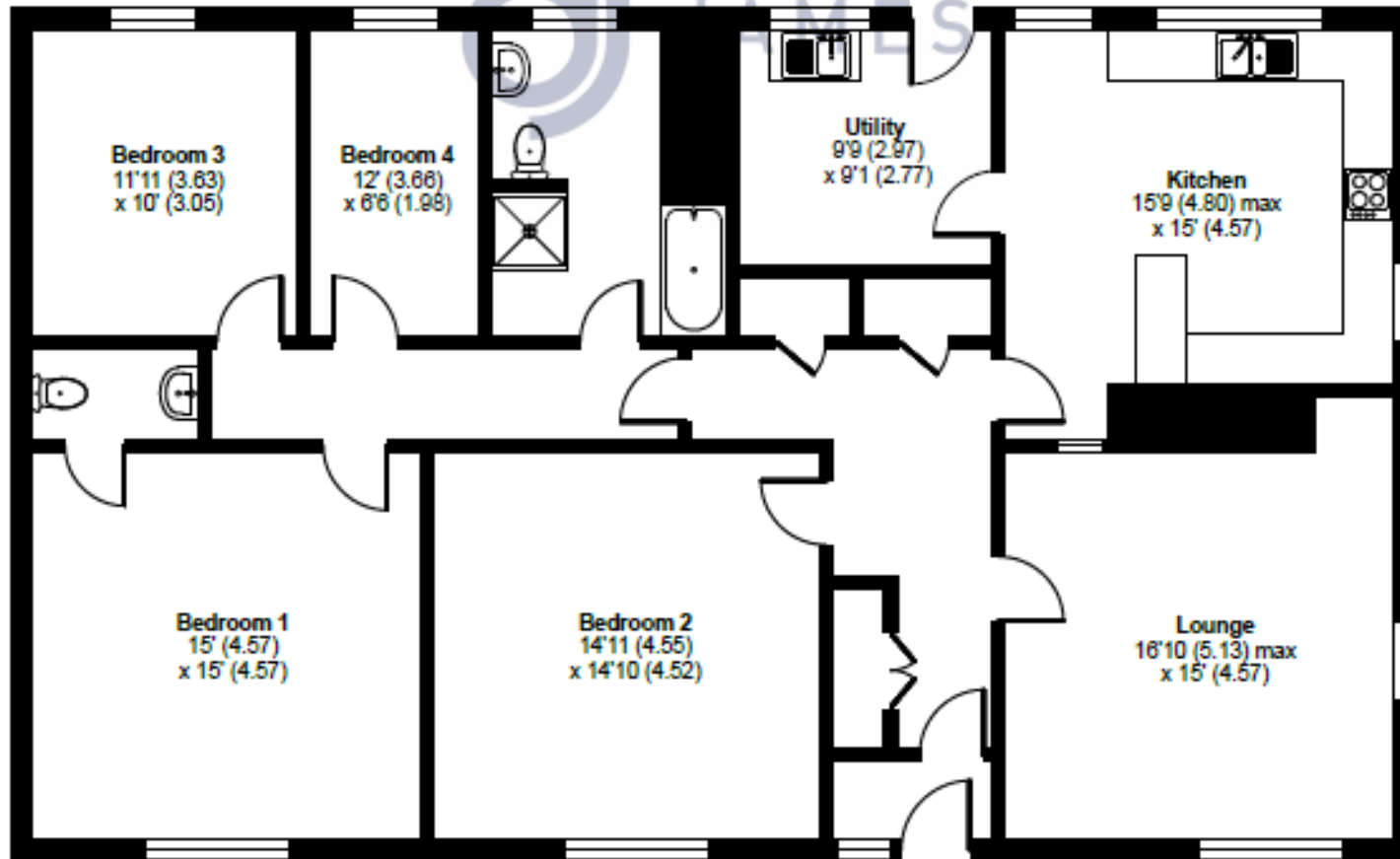
The sale plan has been prepared from the OS Map with the sanction of HMSO and has been amended as necessary for the purpose of this sale. Crown Copyright Reserved. Licence No. 100003612. Both plan and particulars are believed to be correct but they do not constitute any part of any offer or contract and any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of each of the statements contained in these particulars as all such statements are made without responsibility on the part of David James or the vendor or his solicitor.

WAYLEAVES, RIGHTS OF WAY, EASEMENTS, ETC

The property is sold subject to all rights including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, covenants, agreements and all existing and proposed wayleaves, masts, pylons, stays, cables, drains and water, gas or other pipes whether referred to in these particulars or not and to the provisions of any planning scheme of the County or Local Authorities.







GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for David James. REF: 1037477