



**The Tryline, 2 Penderyn Road,  
Hirwaun. CF44 9RU**

**FOR SALE**  
**£610,000**



- **6 BEDROOMS**
- **7 BATHROOMS**
- **OUTDOOR OASIS**



6



7



1



## **Property Description**

**\*\* DETACHED WITH 6 BEDROOMS AND 7 BATHROOMS \*\***

Welcome to this exceptional detached 6-bedroom home, offering an incredible 7 bathrooms—perfect for large families or those who love to entertain. This spacious property features a large inviting lounge, a formal dining room, and a high-spec kitchen designed for modern living.

Key Features:

- \* **Expansive Living Spaces:** Enjoy the generous lounge, perfect for relaxation and gatherings, alongside a stylish dining room ideal for hosting dinner parties.
- \* **Gourmet Kitchen:** The high-spec kitchen boasts top-of-the-line appliances and ample storage, making cooking a pleasure.
- \* **Outdoor Oasis:** Step outside to your private retreat, featuring a driveway for at least 6 cars, ensuring plenty of parking for family and guests.
- \* **Entertainment Haven:** The rear garden is an entertainer's dream, complete with a man cave/summer house, a unique sphere pod, and a sauna for relaxation. The hot tub invites you to unwind and enjoy the serene surroundings.

This property is a rare find, combining luxurious living spaces with exceptional outdoor amenities. Don't miss your chance to make this dream home yours—book your viewing today!

Accommodation comprises: Entrance porch, entrance hall, lounge, dining room, kitchen, downstairs shower room, utility room, four bedrooms to the first floor with three en-suites and family bathroom. To the second floor you have a further two bedrooms with en-suites.

## **ENTRANCE PORCH**

2.90 m x 2.63 m

Enter into the property through an Oak uPVC front door into a welcoming porch with smooth emulsion walls and a ceiling featuring coving and a decorative ceiling rose, adding a touch of elegance. The laminate flooring complements the space. Radiator and power points. Oak uPVC French doors with glass side panels open up into the hallway, creating a bright and seamless transition into the rest of the home.



## **ENTRANCE HALL**

Hallway featuring smooth emulsion walls and a matching ceiling with elegant coving, illuminated by sleek sunken spotlights that add a modern touch. The rich wood flooring provides a warm and stylish foundation. Convenient double doors lead to both the lounge and a separate dining room, creating a seamless flow through the home. A practical storage cupboard is tucked away for added convenience, while a set of stairs leads to the first floor. The hallway continues toward the rear entrance, offering access to additional spaces in the home. Radiator and power points.



## **LOUNGE**

10.71 m x 4.91 m

This spacious lounge features smooth emulsion walls and a coordinating emulsion ceiling, enhanced by coving and modern sunken spotlights for a bright, contemporary feel. The rich wood flooring adds warmth and sophistication. The standout feature is the huge brick surround fireplace, housing a charming log burner with a tiled hearth and a rustic wooden beam, creating a cozy focal point. Natural light floods in through the uPVC Oak bay window at the front, while Oak French doors at the rear provide seamless access to the outdoor space. Two radiators and ample power points are conveniently located throughout, making this lounge both functional and inviting. Entrance into rear hallway.



## **DINING ROOM**

5.61 m x 4.84 m

This elegant dining room features a smooth emulsion ceiling adorned with coving and three ceiling roses, creating a classic, refined atmosphere. The emulsion walls and wood flooring lend a warm, sophisticated touch to the space. Natural light streams in from both a uPVC Oak bay window to the front and another to the side, enhancing the room's airy feel. Double Oak doors lead into the kitchen, making for an effortless flow between spaces. Radiator and power points. Perfect room for hosting family dinners and gatherings.



## **DOWNSTAIRS SHOWER ROOM**

2.15 m x 1.92 m

Modern downstairs shower room features a smooth emulsion ceiling paired with panelled walls, creating a fresh and clean aesthetic. The tiled flooring adds both style and durability, while a contemporary chrome radiator provides warmth. The room is equipped with a close-coupled W.C. and a stylish wash hand basin housed in a practical vanity unit for extra storage. A large shower cubicle offers ample space for comfort, making this shower room both functional and chic.



## **UTILITY ROOM**

2.86 m x 2.52 m

This practical and well-designed utility room features a smooth emulsion ceiling with coving and smooth emulsion walls with tiles around the work surface. The tiled flooring is both durable and easy to maintain. Radiator and power points. The room includes wooden base and wall units with a complimentary black work surface, providing ample storage and workspace. A stainless steel sink unit adds functionality, and the room is plumbed for an automatic washing machine for convenience. A wall-mounted boiler is neatly positioned and an Oak uPVC door leads to the rear, offering easy outdoor access.



## **KITCHEN**

4.94 m x 4.83 m

This stunning, modern kitchen boasts ample base and wall units topped with a luxurious granite work surface, complemented by a sleek sunken sink unit. The centerpiece is a matching island with contrasting cupboards, adding both style and additional storage. A built-in wine fridge ensures you're always ready for entertaining. The kitchen is equipped with a large stove oven and hob complete with an extractor hood, as well as integrated appliances including a built-in microwave and a convenient coffee machine. The smooth emulsion ceiling with coving and sunken spotlights provide ample lighting, while the smooth emulsion walls and tiled flooring complete the modern look. Power points are thoughtfully placed for functionality, and uPVC Oak French doors lead to the rear, allowing easy outdoor access. A window to the side adds even more natural light to this beautifully appointed space.



## **LANDING**

This grand landing exudes elegance, featuring a smooth emulsion ceiling with coving and modern sunken spotlights for a bright, airy feel. The smooth emulsion walls and carpet flooring add warmth and comfort, while two radiators ensure a cozy atmosphere. Doors lead to four bedrooms and the family bathroom. A Velux window floods the area with natural light, enhancing its spaciousness. Power points and a set of stairs leads up to the 2nd floor, completing this impressive and functional landing.



## **FAMILY BATHROOM**

4.06 m x 2.89 m

This luxurious family bathroom features an inset bath with spa jets, offering the perfect space for relaxation. The modern close-coupled W.C. complements the sleek design, while the elegant his and hers tabletop hand basins are paired with mirrors above, creating a stylish and practical vanity area.

The smooth emulsion ceiling with sunken spotlights provides bright, even lighting, and the tiled walls and flooring add a sophisticated, easy-to-maintain finish. The bathroom is heated by two chrome radiators. A uPVC Oak window to the front allows for natural light, completing this inviting, spa-like space.



## **BEDROOM 1**

4.97 m x 4.91 m

This spacious master bedroom features fitted wardrobes, offering ample storage without compromising on space. The room is finished with a smooth emulsion ceiling with coving and smooth emulsion walls, creating a clean, modern look. The wood flooring adds warmth and sophistication. Radiator and power points are strategically placed for convenience. The room is filled with natural light from the uPVC Oak window to the side and two to the rear. Door leading to the en-suite.



## **EN-SUITE**

2.99 m x 2.72 m

En-suite bathroom featuring a luxurious corner bath with spa jets, perfect for unwinding after a long day. Adjacent to the bath is a modern corner shower cubicle, providing a convenient option for a quick refresh. The space includes a W.C. and a stylish wash hand basin set within a practical vanity unit, offering both functionality and storage. Tiled walls and flooring with a smooth emulsion ceiling. A chrome radiator with a mirror in the center combines style with practicality. uPVC Oak window to the rear.

## **BEDROOM 2**

5.02 m x 3.98 m

This inviting second bedroom features a smooth emulsion ceiling with coving. Smooth emulsion walls which are complemented by warm wood flooring. Radiator and power points for all your electronic needs. Natural light floods in through two uPVC Oak windows at the rear. Door to en-suite, making this room a perfect retreat for guests or family members.



## **EN-SUITE**

2.36 m x 1.85 m

This en-suite bathroom features a comfortable bath equipped with shower mixer taps, allowing for versatile bathing options. A sleek wash hand basin is housed in a practical vanity unit, alongside a modern W.C. for convenience. Tiled flooring and walls, creating a clean and contemporary look. A smooth emulsion ceiling with sunken spotlights provides bright, even lighting. Chrome radiator.



## **BEDROOM 3**

The third bedroom features a smooth emulsion ceiling with coving. The smooth emulsion walls and wood flooring create a warm and inviting atmosphere. Radiator and power points. Door leading to en-suite bathroom. Two uPVC Oak windows at the front.

## **EN-SUITE**

2.37 m x 1.87 m

En-suite bathroom features a shower cubicle, W.C. and a stylish wash hand basin set within a practical vanity unit, offering both storage and style. The emulsion ceiling is adorned with sunken spotlights, providing bright, even lighting throughout. The tiled flooring ensures easy maintenance, making this en-suite a perfect complement to Bedroom 3.



## **BEDROOM 4**

5.06 m x 4.33 m

The fourth bedroom features smooth emulsion walls and a smooth emulsion ceiling, creating a clean and modern look. The warm wood flooring adds character and comfort to the space. Radiator and conveniently placed power points. Natural light floods in through two uPVC Oak windows at the front.



## **TOP LANDING**

Spacious top landing featuring carpet flooring. It provides access to two additional bedrooms, making it a functional hub for the upper level of the home. There are a further two doors leading to storage, with one side housing the Therma vinyl hot water tank.



## **BEDROOM 5**

5.04 m x 2.86 m

This cozy fifth bedroom features fitted wardrobes, providing ample storage while maximizing space. The smooth emulsion walls and ceiling are, complemented by warm wooden flooring. Power points and a radiator. Under-eaves storage, perfect for keeping belongings organized. Door to the en-suite, while a Velux window at the rear allows natural light to fill the space.



## **EN-SUITE**

1.89 m x 1.80 m

En-suite bathroom featuring a shower cubicle, along with a W.C. and a wash hand basin set within a practical vanity unit for added storage. The emulsion ceiling is enhanced by sunken spotlights, providing bright, inviting lighting throughout the space. With tiled walls and flooring, the room offers a contemporary look that's easy to maintain. Chrome radiator. Velux window at the front allows natural light to brighten the room, making this en-suite a perfect addition to Bedroom 5.



## **BEDROOM 6**

5.04 m x 4.18 m

L-shaped bedroom offering a cosy and versatile space. Smooth emulsion walls and a smooth emulsion ceiling. The room includes practical under-eave storage, making the most of the available space. The warm wooden flooring adds character. Radiator and power points are strategically placed for your electronic needs. Door to en-suite. Natural light pours in from a Velux window at the rear and a uPVC Oak window to the side, creating a bright and inviting atmosphere.



## **EN-SUITE**

En-suite featuring a shower cubicle, along with a wash hand basin set in a practical vanity unit and a W.C. The emulsion ceiling is equipped with sunken spotlights, providing bright and inviting lighting. The space is finished with tiled walls and flooring, easy to maintain. A Velux window at the front allows natural light to fill the room, making this en-suite a perfect complement to Bedroom 6.



## **EXTERIOR FRONT**

The front exterior of this property features a generous driveway that can accommodate at least six vehicles, offering ample parking space for family and guests. A charming patio area welcomes you, with a pathway leading directly to the front door. On either side of the path, you'll find three circular stone-built raised planters surrounded by decorative slate chippings, adding a touch of elegance to the landscaping. A large stone water feature enhances the tranquility of the outdoor space, creating a serene and inviting atmosphere. This beautifully designed front exterior combines functionality with aesthetic appeal, making a great first impression.



## **EXTERIOR REAR**

The enclosed rear garden is a serene retreat, featuring a meticulously maintained lawn that extends along the side and rear of the property. This verdant space is perfect for children to play or for hosting outdoor gatherings. A spacious patio area serves as an ideal setting for al fresco dining and entertaining, while the surrounding palm trees introduce a tropical vibe that enhances the garden's charm. For leisure and relaxation, the garden boasts a stylish wooden man cave/summer house, offering a private space for hobbies or entertainment. A barrel sauna provides a unique wellness experience, inviting you to unwind in its cosy warmth. A luxurious hot tub promises the ultimate in relaxation, perfect for enjoying evenings under the stars. Completing this impressive outdoor oasis is a striking sphere pod, which serves as a versatile space for meditation, reading, or simply enjoying the view. Together, these features create a captivating and functional outdoor environment.











# EPC

## FLOORPLAN



### **Misdescriptions Act 1991**

The Agent has not tested any apparatus, equipment fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the tenure of a property are based on information supplied by the seller. The Agent has not had sight of the documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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