



**Windsor Court, Ynysybwll.  
CF37 3HX**

**FOR SALE  
£310,000**



- **FOUR BEDROOMS**
- **EXPANSIVE CORNER PLOT**
- **LOG CABIN/GARAGE/AMPLE OFF ROAD PARKING**



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## **Property Description**

Situated on a large and highly sought-after corner plot, this unique property offers an abundance of space and character that rarely comes to market. From the entrance hall to the expansive outdoor areas, every aspect of this home has been thoughtfully designed for comfort and practicality.

The exterior boasts a vast enclosed patio area with step leading up to an artificial lawn, surrounded by glass balustrades—perfect for outdoor gatherings. To the side, a private space has been laid with artificial grass, providing the ideal setup for a hot tub. The front of the property offers a spacious block-paved driveway, accessed through double iron gates, with ample parking for at least six vehicles, as well as a 20ft by 20ft wooden garage with electricity.

At the rear, you'll find the standout feature of the property: a fully equipped log cabin bar, "Bar Wig," which has gained local fame through appearances on Welsh Gogglebox. This unique addition adds charm and entertainment value to the home.

With spacious living areas, four comfortable bedrooms, and modern bathrooms, this exceptional property combines style, space, and convenience in a way that makes it truly one-of-a-kind. Whether relaxing indoors or enjoying the impressive outdoor areas, this home offers something for everyone.

Don't miss out, contact us today to book your viewing.

## **ENTRANCE HALL**

Welcomed through a stylish green composite front door, the entrance hall features a simple artex ceiling, emulsion walls, and attractive wood flooring. A radiator ensures warmth, while a front-facing uPVC window fills the space with natural light. The hall provides access to both the dining room and lounge, offering a seamless flow throughout the home.

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## **LOUNGE**

5.20 m x 4.16 m

A comfortable and cosy space, the lounge features an artex ceiling with coving, emulsion-painted walls, and stylish wood flooring. Two radiators ensure warmth, while a front-facing uPVC window brings in natural light. The highlight of the room is the charming log burner, perfect for creating a warm, inviting atmosphere during those chilly winter nights. Power points are also conveniently placed throughout the room.

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## **DINING ROOM**

5.10 m x 3.81 m

This inviting dining room features wood flooring, an emulsion ceiling with coving, and emulsion walls with a decorative dado rail. The room benefits from a front-facing uPVC window, allowing plenty of natural light, and is equipped with a radiator and power points. The staircase to the first floor is conveniently located here, with direct access to the kitchen for easy entertaining.

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## **KITCHEN**

3.78 m x 3.11 m

This well-appointed kitchen offers ample storage with cream wood base and wall units, complemented by a wooden work surface and a convenient breakfast bar. A Belfast sink with a pull-down tap adds both style and functionality. The kitchen is equipped with a Chefmaster gas and electric range, complete with an extractor hood above. Additional features include a radiator, power points, and a rear-facing uPVC window. The artex ceiling and emulsion walls, with tiled splashbacks around the work surface, give the room a clean, modern feel, while the porcelain tiled flooring adds a durable, stylish finish.

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## **DOWNSTAIRS SHOWER ROOM**

2.11 m x 1.58 m

This modern shower room features a large walk-in shower, a W.C., and a wash hand basin set within a sleek vanity unit. The porcelain tiled floor and fully tiled walls provide a clean, contemporary finish, complemented by an artex ceiling. A radiator ensures warmth, while the rear-facing uPVC window with frosted glass offers privacy and natural light.

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## **UTILITY ROOM**

2.95 m x 2.43 m

A fantastic addition to any home, this utility room is perfect for laundry and extra household tasks. It features striking red glass wall and base units with a complementary work surface and a sunken sink unit. The room is plumbed for an automatic washing machine, with practical vinyl flooring underfoot. An artex ceiling, emulsion walls, and a built-in storage cupboard add to the functionality. There is a radiator, power points, and a uPVC window and door to the rear, ensuring convenience and natural light.

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## **LANDING**

The landing features an artex ceiling, emulsion walls with a decorative dado rail, and carpet flooring. Built in storage cupboard. Attic access and power points, the space serves as a functional hub leading to four bedrooms and the upstairs bathroom.

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## **UPSTAIRS BATHROOM**

3.18 m x 1.46 m

This stylish bathroom features a modern three piece suite in white, including a bath with shower mixer taps, a W.C., and a wash hand basin set in a sleek vanity drawer unit. The artex ceiling complements the emulsion and half-tiled walls, while vinyl flooring adds durability. A radiator ensures comfort, and the rear facing uPVC window with frosted glass provides both privacy and natural light.

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## **BEDROOM 1**

4.15 m x 2.97 m

This spacious bedroom features an artex ceiling, emulsion-painted walls, and carpet flooring. The room benefits from a rear-facing uPVC window, a radiator, and convenient power points. Large wardrobes, offering ample storage, will remain as part of the sale.

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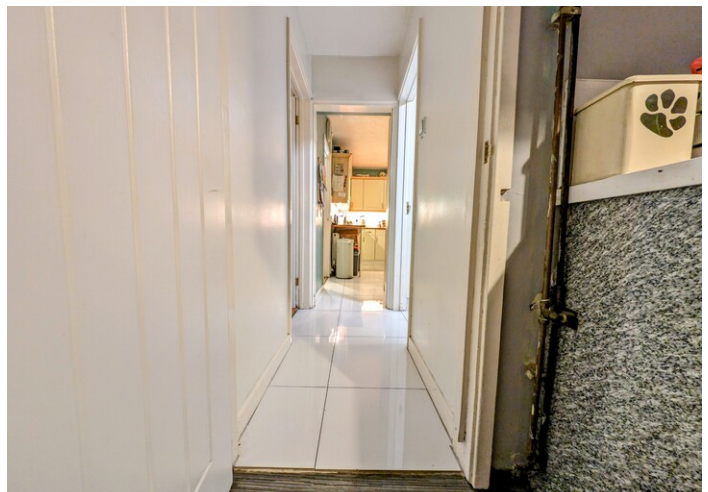


## **BEDROOM 2**

4.16 m x 2.73 m

Measurements taken to the fitted wardrobes. Artex ceiling and emulsion walls, with one wall wallpapered as a standout feature. Carpet flooring adds warmth, while a front-facing uPVC window allows natural light to flood the room. The space is equipped with a radiator and power points, and fitted wardrobes have been designed to optimize storage.

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### **BEDROOM 3**

3.37 m x 3.02 m

Bedroom 3 features an artex ceiling and emulsion walls, with one wall wallpapered as a feature. The carpet flooring adds warmth and comfort, while a front-facing uPVC window fills the room with natural light. Equipped with a radiator and power points, this bedroom also includes a built-in storage cupboard and wardrobe storage, elegantly covered with a curtain for a neat finish.

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### **BEDROOM 4**

3.91 m x 2.09 m

This versatile bedroom features an artex ceiling and emulsion walls, complemented by laminate flooring. It includes a radiator and power points for convenience, as well as a built-in storage cupboard. A rear facing uPVC window allows natural light to brighten the space.

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### **EXTERIOR REAR**

Nestled on a desirable corner plot, this property offers an abundance of exterior space. The large enclosed patio area is perfect for entertaining and relaxation, featuring a step up to an artificial grass area, surrounded by glass balustrades. This inviting outdoor space provides a perfect blend of functionality and style, ideal for enjoying sunny days and outdoor gatherings.

At the rear of the property, you'll find a charming log cabin known as "Bar Wig," which has gained local fame and frequently features on the Welsh Goggleboc program. This fully equipped bar offers power points, seating and carpet flooring. An ideal space for entertaining guests or enjoying a quiet drink. Whether hosting gatherings or simply unwinding, this unique addition enhances the appeal of the property.

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## **EXTERIOR SIDE**

To the side of the property, you'll find a beautifully laid area featuring artificial lawn, perfectly set up for a hot tub. This serene space is ideal for relaxation and outdoor enjoyment, providing a private retreat for unwinding after a long day. It's the perfect spot to soak up the sun or enjoy a soothing soak under the stars.

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## **EXTERIOR FRONT**

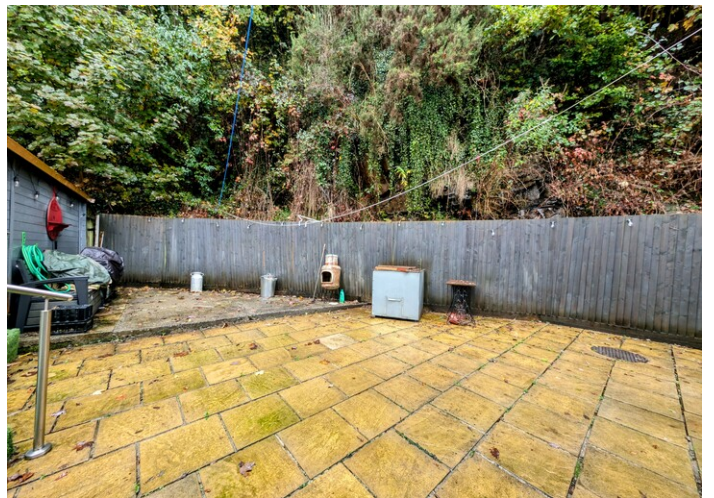
The front of the property features a spacious block-paved area, ideal for outdoor seating and parking. This generous driveway can accommodate a minimum of six vehicles and is accessed through double iron gates, providing both convenience and security. Additionally, a log storage unit and a substantial 20ft by 20ft wooden garage with a clad box profile enhance the practicality of the space. The garage is equipped with electricity, making it perfect for various uses, from storage to hobbies.















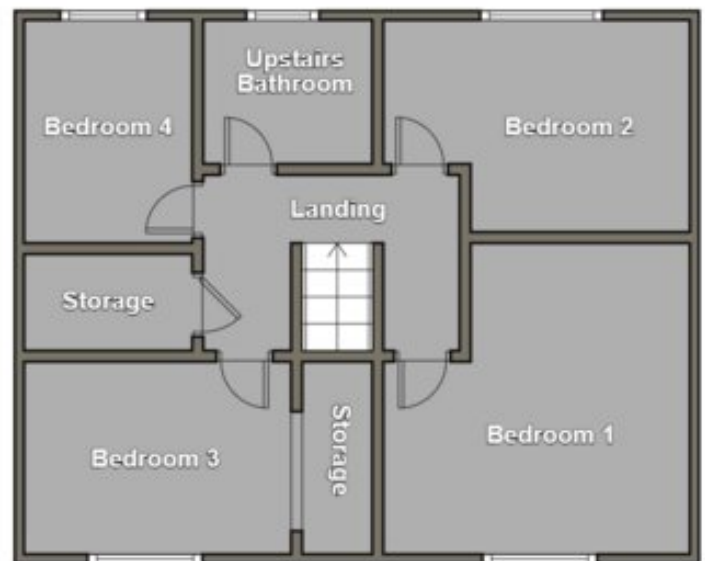
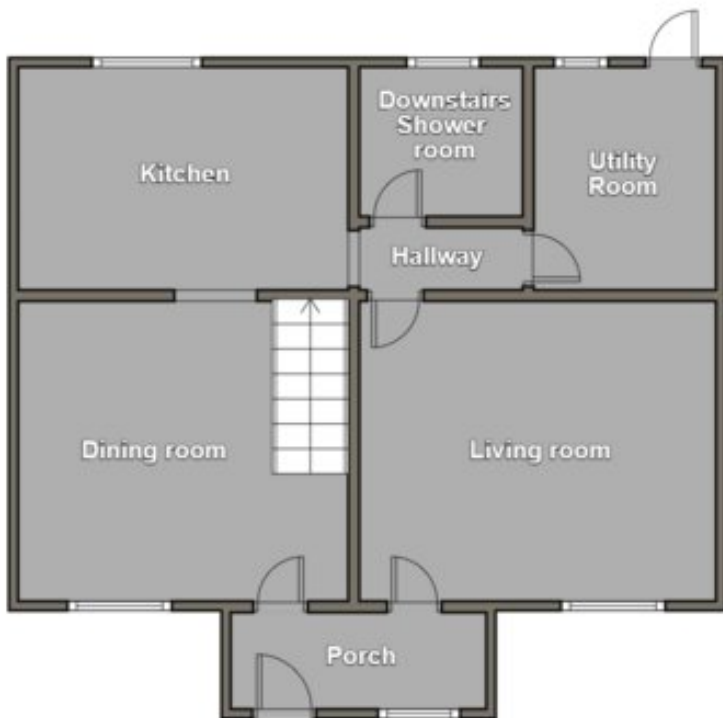




# EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			84
(69-80) <b>C</b>		74	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			

# 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.

## Data Protection Act 1998

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.