



Rybec Homes

Ffordd Dol Y Coed, Pontyclun, CF72 9WA
Price £299,995

01443 238 026

EXCEPTIONALLY WELL PRESENTED AND ABSOLUTELY STUNNING FOUR BEDROOM DETACHED WITH GARAGE AND DRIVEWAY PARKING

Rybec Homes of Pontyclun are proud to offer to the market this executive style bay fronted four bedroom detached family home built by REDROW in the popular area of Llanharan. This beautiful property occupies a GENEROUS PLOT with lovely views, great parking facilities, garage and generous rear garden. Presented to a very good standard throughout this lovely property offers generous and versatile living space.

Ideally located in the village of Llanharan, this is a great location for both families and commuters alike. There are both primary & secondary Welsh & English schools within reach, Llanharan Train Station, Shops & Restaurants. The M4 (Junction 34) is easily accessible making this a popular location for commuters to Cardiff, Vale of Glamorgan, Pontypridd and Bridgend.



Outside

Approached via a turfed front garden. Foot path to front door. Access to driveway parking and garage. Access to rear garden.

Entrance Hallway

Double glazed composite door to the front. Smooth ceiling. Power points. Panelled radiator. Porcelain tiled flooring. Stairs to first floor.

Lounge 16'6 x 10'7 (5.03m x 3.23m)

Double glazed bay window to the front. Smooth ceiling. Power points. Panelled radiator.

Kitchen/Diner 21'6 x 11'3 (6.55m x 3.43m)

A range of cream shaker style wall and base units with complimentary work surfaces over. Integrated dishwasher. Integrated fridge and freezer. Integrated microwave/grill. Eye level electric oven. Four ring gas hob with electric cooker hood over. Smooth ceiling finished with recessed spotlights. One and a half bowl stainless steel sink and drainer unit. Panelled radiator. Power points. Under stair cupboard. Double glazed windows to the rear. Double glazed sliding patio doors to the rear. Porcelain tiled flooring.

Utility Room

Matching to kitchen base units with complimentary work surfaces over. Single bowl stainless steel sink and drainer unit. Plumbing for washing machine. Space for tumble dryer. Smooth ceiling. Double glazed door to the rear. Power points. Panelled radiator. Porcelain tiled flooring.

Cloakroom

Low level wc. Wash hand basin. Smooth ceiling. Panelled radiator. Double glazed window to the side. Porcelain tiled flooring.

Landing

Smooth ceiling. Power points. Attic access. Panelled radiator. Airing cupboards.

Bedroom One 14'5 x 10'7 (4.39m x 3.23m)

Double glazed bay window to the front. Smooth ceiling. Power points. Panelled radiator. Built in triple wardrobes.

En Suite

Low level wc. Wash hand basin. Shower cubicle. Smooth ceiling finished with recessed spotlights. Chrome heated towel rail. Double glazed window to the front. Shaver point.

Bedroom Two 12'4 x 9'9 (3.76m x 2.97m)

Double glazed window to the front. Smooth ceiling. Power points. Panelled radiator. Built in triple wardrobes.

Bedroom Three 12'8 x 9'3 (3.86m x 2.82m)

Double glazed window to the rear. Smooth ceiling. Power points. Panelled radiator.

Bedroom Four 11'2 x 7'4 (3.40m x 2.24m)

Double glazed window to the rear. Smooth ceiling. Power points. Panelled radiator.

Bathroom

Panelled bath with shower over. Low level wc. Wash hand basin. Chrome heated towel rail. Smooth ceiling finished with recessed spotlights. Double glazed window to the rear. Shaver point. Tiled splashbacks.

Rear Garden

A generous and larger than average rear garden partially laid to lawn with feature raised decked seating area and a lower patio seating area all surround by a selection of mature plants and shrubs with railway sleeper borders.

Garage

Up and over door to the front. Power and lighting.







