



Pen-Y Coed , Main Road Tonteg Pontypridd CF38 1PW

price on application Freehold





## Pen-Y Coed , Main Road Tonteg Pontypridd Mid Glamorgan CF38 1PW

Pa Black Talbot Green are delighted to offer to the market this imposing detached family home located in Tonteg offering some stunning views to the front. The Property itself is ideally located for families as it offers amenities close by including local shops, the local post office and Garth Olwg Life Long Learning Centre. Further to this is easy access to the M4.

The property itself is beautifully presented and offers a modern feel throughout and has been built to a High Spec.

Entrance hallway with feature stairs to the first floor and access to all ground floor rooms. The Large Living Room is open plan to the modern kitchen and offers a light and airy space for family living with sliding doors opening to the front courtyard. There is a separate utility space which is accessed via the kitchen plus a downstairs cloakroom. Completing the ground floor is a second reception room/ fourth bedroom offering versatile living accommodation for each individual.

To the first floor there are three good sized bedrooms with the stunning master bedroom which features sliding doors opening to the feature balcony which overlooks the surrounding views of the countryside. The Ensuite and Master Bathroom are finished to a high standard and complete the first floor.

Externally the property is accessed via a side path with front and rear gardens comprising a patio area to the front which is suitable for table and chairs with a rear garden that is partly patioed and partly laid to lawn.

### Entrance Hallway

Entered via Glazed Door.

### Living Room

16' 9" x 13' 3" ( 5.11m x 4.04m )  
UPVC Double Glazed Window to Front. Sliding Doors opening to the front courtyard;

### Kitchen

16' 7" x 11' 3" ( 5.05m x 3.43m )  
Spacious Open Plan Kitchen/ Dining Area. Fitted with a range of matching base and wall units with worktop space

over. Inset Ceramic Sink, Electric Oven and Hob with Extractor Hood Over. UPVC Double Glazed Window to Front and Side with Door to the rear giving access to the utility space.

### Utility Room

Fitted with a range of matching base and wall units with worktop space over. Inset Sink, Plumbing for Washing Machine. UPVC Double Glazed Window to Rear.

### Bedroom Four/ Study

10' 1" max x 9' 6" max ( 3.07m max x 2.90m max )  
UPVC Double Glazed Window to Front.

### Cloakroom

Fitted with a two piece suite comprising WC, Wash Hand Basin and UPVC Double Glazed Window to Rear.

### Landing

Access to all first floor rooms;

### Master Bedroom

12' 6" max x 19' 3" ( 3.81m max x 5.87m )  
UPVC Sliding Doors to Front opening to front balcony which



features stunning views overlooking the surrounding countryside.

### **Ensuite**

Fitted with a three piece suite comprising shower cubicle, wash hand basin and wc. UPVC Double Glazed Window to Side.

### **Bedroom Two**

9' 8" x 11' 9" ( 2.95m x 3.58m )

Two Velux Windows to Front.

### **Bedroom Three**

7' 3" x 12' 6" ( 2.21m x 3.81m )

UPVC Double Glazed Window to Rear.

### **Bathroom**

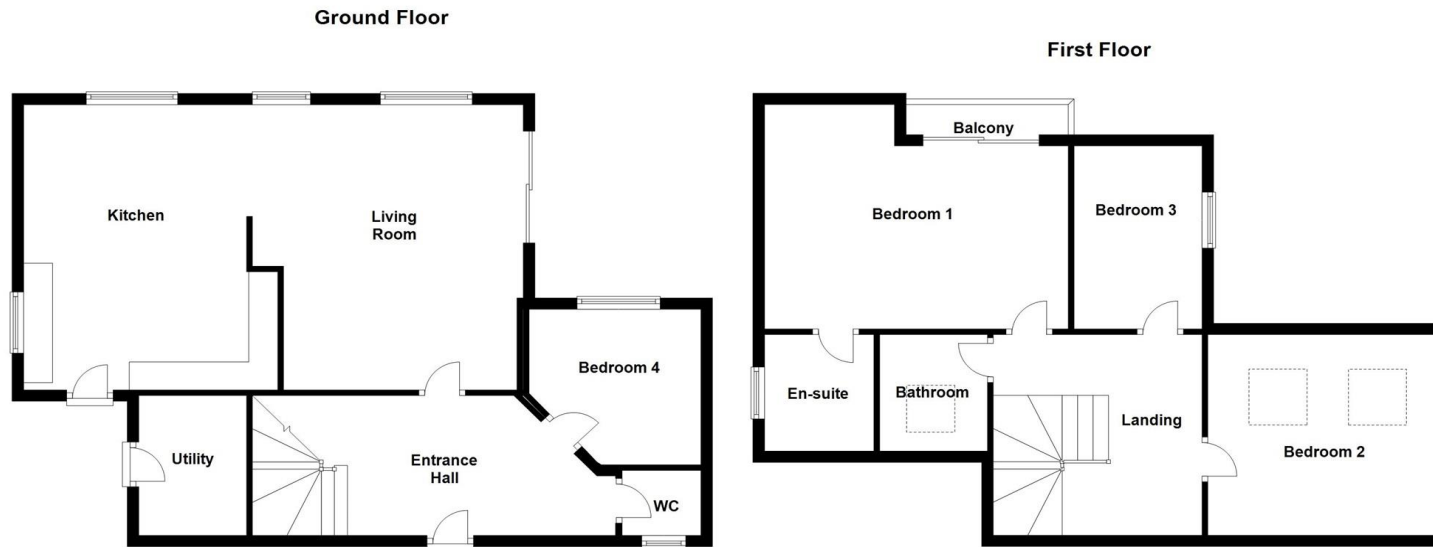
Fitted with a three piece suite comprising P Shape Bath with shower over, wash hand basin and wc. Velux Window to Front.

### **Outside**

Access via side path. Front and Rear Gardens comprising front patio area providing space for table and chairs. The rear garden comprises of a further patio area with the rest being laid to lawn. There is off road parking which is accessed via the rear lane.







13 Talbot Road, Talbot Green, Talbot Green, Mid Glamorgan, CF72 8AD

EPC Rating: Awaited

Property Ref:TAL301965 - 0004



**Note:** While we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. **Tenure:** We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

