



## 13 Parc Nant Celyn

Efail Isaf, Pontypridd, CF38 1AD

Price £525,000

HARRIS & BIRT



A unique opportunity to purchase this detached property situated on a sizeable plot of circa 0.3 acres in the popular Parc Nant Celyn development in Efail Isaf. The property is situated on a fantastically private plot with the benefit of three sizeable outbuildings in the garden, one currently in use as leisure facility, one block built and another timber built storage/workshop building, all benefitting from power and light. The gardens are flat, private and secluded to all boundaries. Accommodation throughout briefly comprises; entrance hall, dining room, living room, study/playroom, WC, kitchen/dining room, utility and integral double garage to ground floor. Stairs lead up to a first floor comprising four good sized bedrooms, master en suite and family bathroom. Off road parking to front with gated access for vehicles to side and rear.

Within a few minutes walk is the hamlet village of Efail Isaf, with its excellent links to both Pentyrch and Llantrisant, together with an exit within a short driving distance onto the A470, allowing fast travel to both Cardiff and the M4.



## Accommodation

### Ground Floor

#### Entrance Hall 10'0 x 12'6 (3.05m x 3.81m )

Entered via UPVC front door with inset double glazed fan window allowing natural light. Further adjacent floor to ceiling opaque panels. Open landing with straight staircase to first floor. Skimmed walls with fitted dado rail. Coved ceiling. Ceramic tiled flooring. Fitted radiator. Communicating doors to ground floor rooms.

#### Dining Room 9'2 x 12'6 (2.79m x 3.81m)

Good sized secondary reception space with wooden double doors opening into living room. Skimmed walls. Coved ceiling. UPVC double glazed picture window to front. Fitted radiator. Wood effect flooring. Opens through into living room.

#### Living Room 16'6 x 11'6 (5.03m x 3.51m )

Good sized principal reception space. Aluminium sliding doors opening out onto rear laid terrace. Skimmed walls. Coved and skimmed ceiling. Matching wood effect flooring to dining room. Fitted modern vertical radiator. UPVC double glazed window to rear garden. Log effect electric fire housed to wall with marble effect surround and hearth.

#### Study 10'0 x 9'3 (3.05m x 2.82m )

Another adaptable reception space currently in use as a study. Could easily be adapted into sitting room/ play room. UPVC double glazed window to front elevation. Skimmed walls. Coved ceiling. Wood effect flooring. Fitted radiator.

### WC

Two piece suite in white comprising low level WC and wall hung wash hand basin with chrome mixer tap. Tiled splash backs. Skimmed walls with fitted dado rail. Fully tiled flooring. Fitted radiator.

#### Kitchen/ Dining Room kitchen ( 8'10 x 11'6) dining room ( 10'0 x 8'10) (kitchen ( 2.69m x 3.51m) dining room ( 3.05m x 2.6)

L-shaped kitchen/dining room with modern fitted shaker style kitchen comprising range of fitted wall and base units set under and over mottle effect work surface. Features to include inset eyeliner oven and grill facility. Wall hung glass display cases. Whirlpool gas four ring hob with overhead chimney extractor. Composite sink and drainer with chrome mixer tap. Space for fitted washing machine. Space for American style fridge/freezer. Tiled splash backs. UPVC double glazed window to rear elevation. Aluminium double glazed sliding patio doors opening out onto rear terrace. Herringbone tiled flooring. Fully skimmed walls. Coved ceiling. Range of fitted spotlights. Fitted radiator. Doorway through into utility room.

#### Utility Room 6'1 x 8'10 (1.85m x 2.69m)

Good sized utility with further range of fitted wall and base units. Mottle effect worksurface with stainless steel sink and chrome mixer tap. Space underset for washing machine. Composite rear door with opaque glazed vision panels set adjacent to a full double glazed UPVC window. Skimmed walls with tiled splash backs. Herringbone tiled flooring. Fitted radiator. Access to loft via hatch. Boiler housed to wall. Internal doorway through into double garage.

### First Floor

#### Landing

Access via straight carpeted staircase from ground floor entrance hall to open landing. Fully skimmed walls with fitted dado rail. Access to loft via hatch. Good sized airing cupboard housing hot water cylinder and open shelving. Communicating doors to all first floor rooms.

#### Master Suite Bedroom One 9'2 x 15'2 (2.79m x 4.62m )

Good sized double bedroom with UPVC double glazed window to front elevation. Skimmed walls. Fitted carpet. Fitted radiator. Door to master suite bathroom one.

#### Master Suite Bathroom One 5'10 x 6'6 (1.78m x 1.98m)

Three piece suite comprising walk in quadrant shower cubicle with integrated chrome shower and rainfall shower head attachment. Separate shower head fitment. Built in vanity unit with inset ceramic oval sink and chrome mixer tap. Eyeline vanity unit mirror fronted. Low level dual flush WC. Low Double glazed opaque window to front elevation. Fully tiled splash backs. Ceramic tiled flooring. Fitted radiator.

#### Bedroom Two 10'5 x 11'10 (3.18m x 3.61m )

Good sized double bedroom with UPVC double glazed window to front elevation. Skimmed walls. Fitted carpet. Fitted radiator.

#### Bedroom Three 10'5 x 8'10 (3.18m x 2.69m)

Another good sized double bedroom with UPVC double glazed window to rear elevation. Skimmed walls. Fitted carpet. Fitted radiator.

#### Bedroom Four 6'3 x 8'11 (1.91m x 2.72m)

Currently in use as storage/dressing room. Good sized single bedroom with UPVC double glazed window to rear elevation. Skimmed walls. Fitted carpet. Fitted radiator. Built in double wardrobe.

#### Bathroom Two 7'1 x 5'10 (2.16m x 1.78m )

Recently refurbished. Comprising three piece suite of full length panelled bath with integrated chrome mixer tap. Integrated wall mounted shower. Rainfall shower head and separate sleek shower head fitment. Low level dual flush WC. Oversized graphite unit with wood effect work surface. Inset ceramic sink and chrome mixer tap. Further vanity unit set at eyeliner level. Inset LED lighting. Chrome wall mounted heated towel rail. Attractive ceramic tiled splash backs and

floor. UPVC double glazed opaque window to rear elevation. Range of inset spot lighting.

### Outside

#### Garage

Integrated good sized double garage. Currently comprising pedestrian door. Further up and over garage door. Plenty of space for storage. Power and light. Straight staircase via pull down ladder to a fully boarded attic/ loft space. Great for storage/ play room etc.

#### Detached Outbuilding

An attractive timber built fully insulated garden room. Offering leisure facility. A pair of graphite fully double glazed patio door. Range of UPVC double glazed composite windows allowing plenty of natural light. Both power and light. Covered concrete laid Varinder to enjoy those fantastic summer nights. Both with power and light.

#### Outbuilding One

A block built outbuilding with UPVC inset front pedestrian door to good sized outbuilding currently in use as workshop. Power and light. Range of UPVC fitted windows.

#### Outbuilding Two

Another good sized timber building. Built on a concrete base. Power and light. Useful storage facility. Attractive addition to the garden. Set behind wooden double doors.

#### Gardens and Grounds

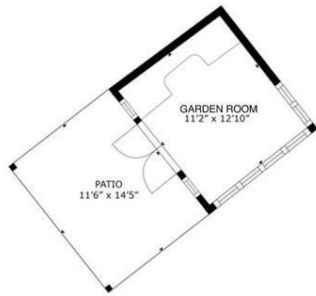
The uniqueness of this property is the fact it is set on a fantastic plot of circa 1/3 acre. Set back from the road on a quiet cul de sac serving just 10/12 houses. Off road parking to front. Mature shrubbery providing privacy throughout. Double gated to side to allow vehicle access. Further double driveway off road parking to front giving access through to garage. The rear garden is fantastic. Flat sizable and private via close boarded fencing to all aspects. Benefitting from a detached outbuilding currently in use as a leisure facility as well as two good sized detached outbuildings. One block built and the other timber. Offering good workshops/ storage space. All with power and light. To the rear of the property is an attractive laid terrace with a further parcel of lawn and mature shrubbery to all aspects. Further privacy via adolescent trees.

### Services

Mains gas, electric, water and drainage







GROSS INTERNAL AREA  
 GROUND FLOOR: 959 sq. ft., FLOOR 1: 625 sq. ft.  
 TOTAL: 1,584 sq. ft.  
 EXCLUDED AREA: GARAGE: 336 sq. ft., PATIO: 165 sq. ft.  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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