



Parc Nant Celyn

Efail Isaf Pontypridd, CF38 1AD

£575,000

- THREE DOUBLE BEDROOMS
- EN-SUITE TO MASTER BEDROOM
- STUNNING EXTENSION
- BESPOKE FITTED KITCHEN
- HIGH SPEC THROUGHOUT
- STYLISH DECOR

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**** CORNER PLOT * POTENTIAL 4 BEDROOMS * INTEGRAL GARAGE * DESIRED LOCATION * STUNNING EXTENSION TO REAR * RENOVATED TO A HIGH SPEC * BEAUTIFULLY DECORATED ****

Sell Right Estate Agents are proud to present to the market this substantially sized three bedroom detached property in the highly desired village of Efail Isaf. This spacious property also benefits from the potential to easily add an extra bedroom by splitting the master bedroom. The property is conveniently located by being within close proximity to the Church Village Bypass and the wider transport links that can be found thereafter as well as being within a stones throw of some stunning countryside walking paths. No expense has been spared by the current owners when renovating the property in recent years, that have seen the introduction of stunning extensions to the side and rear of the property, as well as tasteful features such as a bespoke German made kitchen, sawn Indian sandstone patio in the rear garden and Italian porcelain tiled flooring with under floor heating.

The ground floor accommodation comprises of a light and airy entrance hallway with wooden features, substantially sized lounge, handy utility room with granite work tops, downstairs W.C, bespoke fitted kitchen with granite tops and an array of integrated features. The beautiful kitchen opens out to a breath-taking open plan living space with an orangery roof lantern and double glazed bi-folding doors to the rear garden. The first floor benefits from a roomy landing area which offers access to the bathroom and three double bedrooms with an en-suite being found in the master. Externally the property showcases a block paved driveway and a garden laid with lawn. To the rear you will find a beautifully landscaped rear garden laid with lawn and the previously mentioned sawn Indian sandstone patio. Please contact Sell Right Estate Agents to book your viewing on this stylish property.

Tenure: Freehold
 Council Tax Band: F
 Gross Annual Council Tax Charge: £3033.48
 Water - Mains feed
 Electricity - Mains feed
 Sewerage - Connected to public sewer
 Heating - Mains fed gas
 Broadband Availability Checker - <https://checker.ofcom.org.uk/en-gb/broadband-coverage>
 Mobile Phone Coverage Checker - <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Entrance Hallway

UPVC double glazed windows to front, double glazed composite door to front, plastered walls and ceiling, Italian porcelain tiled flooring, stairs to first floor landing, doors to lounge and kitchen.

Lounge 22' 5" x 10' 7" (6.84m x 3.22m)

UPVC double glazed bay window to front, plastered and papered walls, plastered ceiling, carpet flooring, radiator, opening to open plan kitchen/living room.

Open Plan Kitchen/Living Room

UPVC double glazed bi-fold doors to rear garden, plastered walls and ceiling, Italian porcelain tiled flooring with under floor heating, orangery roof lantern, wall and base units with granite work tops, inset sink unit with mixer tap, integrated appliances to include dishwasher, fridge, wine cooler, plate warmer, microwave, two ovens and gas hob with over head extractor hood.

Utility Room 13' 1" x 5' 7" (3.98m x 1.70m)

Plastered walls and ceiling, Italian porcelain tiled flooring, wall and base units with granite work tops, inset sink unit with mixer tap, integrated fridge/freezer, space for washing machine, doors to downstairs W.C and integral garage.

Integral Garage 16' 5" x 12' 9" (5.01m x 3.88m)

Power supply, remote controlled electric roller shutter door.

Downstairs W.C

UPVC double glazed window to rear, plastered walls and ceiling, Italian porcelain tiled flooring, W.C, vanity curved wash hand basin unit with granite work tops.

First Floor Landing

Plastered walls and ceiling, carpet flooring, doors to bathroom and three double bedrooms, loft access.

Bathroom 7' 2" x 9' 5" (2.19m x 2.88m)

UPVC double glazed window to rear, tiled walls and flooring, W.C, vanity wash hand basin with waterfall mixer tap, walk in waterfall shower cubicle.

Bedroom One 22' 5" x 10' 9" (6.83m x 3.27m)

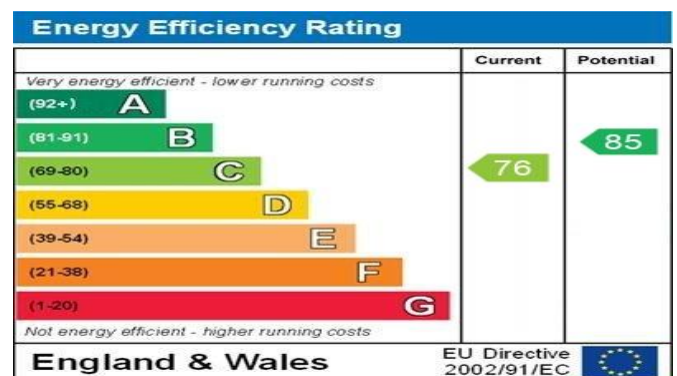
UPVC double glazed bay window to front, UPVC double glazed window to rear, plastered and papered walls, plastered ceiling, carpet flooring, radiator, door to en-suite.

Bedroom Two 10' 11" x 12' 4" (3.32m x 3.76m)

UPVC double glazed window to rear, plastered and papered walls, plastered ceiling, carpet flooring, radiator, fitted wardrobes with desk space built in.

Bedroom Three 10' 8" x 12' 4" (3.25m x 3.76m)

UPVC double glazed window to front, plastered and papered walls, plastered ceiling, carpet flooring, fitted wardrobes.



DISCLAIMER

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Services: Sell Right have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.