



4 Rhodfa Ceirios, Pen-Y-Fai

£340,000 Freehold

FOUR BEDROOM DETACHED IN THE VILLAGE OF PEN Y FAI • SPACIOUS LOUNGE/DINING ROOM • SECOND RECEPTION ROOM (GARAGE CONVERSION) • KITCHEN/BREAKFAST ROOM, UTILITY ROOM AND WC • FOUR BEDROOMS AND FAMILY BATHROOM, MASTER WITH EN SUITE • LONG DRIVE AND ENCLOSED GARDEN • 360 TOUR AVAILABLE • RHODFA CEIRIOS IS A QUIET CUL DE SAC • CLOSE TO LOCAL SCHOOLS AND M4 ACCESS • MUST TO VIEW, CALL 01656 750764



4 bed detached home in Pen Y Fai Village. Hallway, lounge/dining room, reception room, kitchen, utility, cloakroom. En-suite, bathroom. Off-road parking, landscaped garden. M4 access, must view.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



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Entrance Hallway

Enter via main door into a bright hallway, access to the staircase, access to the ground floor rooms, plain walls, plain ceiling, laminate flooring and radiator.

Lounge/Dining Room

22' 1" x 12' 2" (6.72m x 3.71m)

Spacious lounge with rear UPVC double glazed bay window and patio doors opening out to the garden, plain walls, plain ceiling, laminate flooring, feature electric fireplace and radiators.

Kitchen/Breakfast Room

11' 11" x 6' 11" (3.62m x 2.11m)

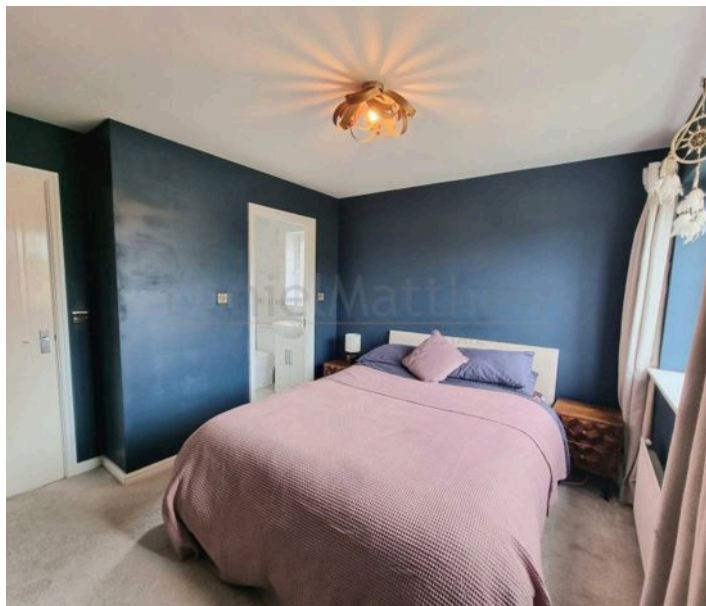
Kitchen/breakfast room with a UPVC double glazed window to front aspect. Range of wall and base units with complimentary worktops, tile splash back, electric hob and electric oven with extractor over, stainless steel sink with mixer tap, plain walls, plain ceiling, radiator and laminate flooring.

Second Reception Room

14' 7" x 7' 5" (4.45m x 2.26m)

Garage Conversion (second reception room) has plain walls, plain ceiling, laminate flooring and radiator.





Utility Room

6' 10" x 4' 8" (2.08m x 1.41m)

UPVC double glazed door to side aspect, wall storage cupboard, complimentary worktops, space for a washing machine and space for a upright fridge freezer, plain wall, plain ceiling and laminate flooring.

Cloakroom

WC with low level WC, Vanity wash hand basin, heated towel radiator, tile walls, tile flooring and plain ceiling.

Bedroom One

10' 4" x 8' 11" (3.15m x 2.72m)

UPVC double glazed window, double fitted storage, access to the en suite, plain walls, plain ceiling, carpet flooring and radiator.

Ensuite

UPVC double glazed window, three piece suite comprising shower enclosure, wash hand basin, low level Wc, radiator, plain and tile walls, tile flooring and plain ceiling.

Bedroom Two

10' 3" x 8' 11" (3.13m x 2.72m)

UPVC double glazed window, double fitted storage, plain walls, plain ceiling, carpet flooring and radiator.

Bedroom Three

8' 3" x 7' 9" (2.51m x 2.35m)

UPVC double glazed window, double fitted storage, plain walls, plain ceiling, carpet flooring and radiator.



Bedroom Four

8' 1" x 7' 1" (2.47m x 2.15m)

UPVC double glazed window, plain walls, plain ceiling, carpet flooring and radiator.

Bathroom

8' 8" x 6' 6" (2.63m x 1.97m)

Spacious bathroom with a UPVC double glazed window, three piece suite comprising panel bath with lovely fitted shower accessories, wash hand basin, low level Wc, radiator, plain and tile walls, storage cupboard housing the water tank, laminate flooring and plain ceiling.

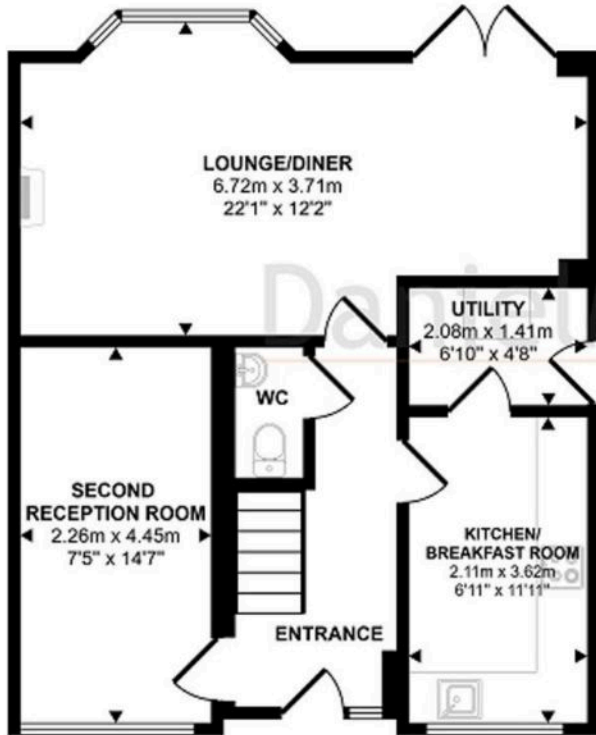
Garden

Enclosed garden with side gate access, fence boundary, laid to patio and laid to Astroturf, steps leading to raised beds and a space for a storage shed, mature garden with strawberries, shrubs and bushes. (top of the garden could be a seating area if shrubs were removed.)

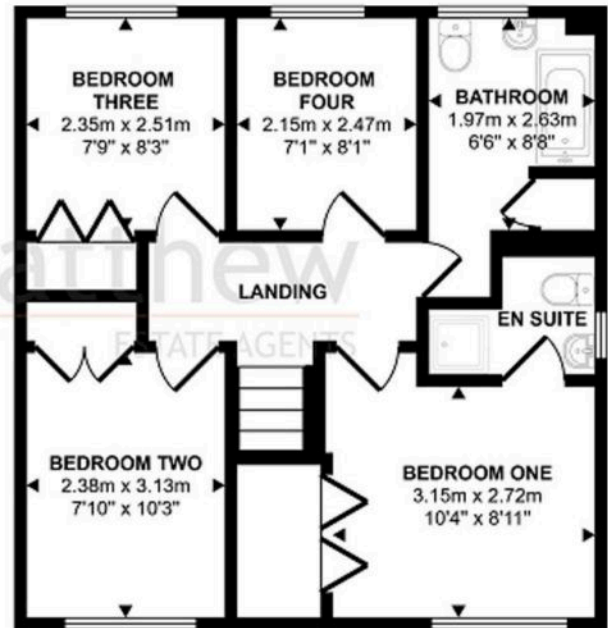




Approx Gross Internal Area
101 sq m / 1090 sq ft



Ground Floor
Approx 53 sq m / 572 sq ft



First Floor
Approx 48 sq m / 518 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.