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## Detached Executive Home, Heol Iscoed, Efail Isaf, Pontypridd, CF38 1BP

South Facing Rear Garden Backing onto a woodland Area | Detached Garage with drive for at least 4 cars  
Excellent Sized Dual Aspect Lounge/Diner | 2nd Reception Room Dining/Sitting/Playroom  
Spacious Throughout | Large Kitchen | Downstairs W.C. | South Facing Rear Garden | Peaceful Location  
Viewing recommended | NO ONWARD CHAIN



Offers in region of £495,000

# Heol Iscoed, Efail Isaf, Pontypridd, CF38 1B



Move2here are pleased to market this impressive sized detached home located in the well-regarded, quiet village of Efail Isaf. With southernly facing large rear garden, this spacious light and airy executive four bedroom detached home, set on a large plot, is ready for a new family to make it their home. This modern detached family home situated in the sought after village of Efail Isaf is within walking distance to the village amenities. The property is situated in a lovely quiet cul de sac backing onto farmland.

The property is well presented throughout, offers spacious living accommodation. The accommodation briefly comprises: Reception Hall, Lounge, Kitchen/breakfast Room, Downstairs WC and Dining room to the ground floor. Stairs from the hallway rise to the Landing, providing access to all four good size Bedrooms. To the front of the property is a driveway offering ample parking facilities, leading to an external garage, with ample space for a car if so wished. To the rear is a very good size garden which has been well maintained and backs onto open farmland.

**Location:** Efail Isaf is a quiet village that offers a range of local amenities and a strong sense of community. This charming village boasts its own post office, chapel, community centre, and public house, providing a small village community feel while being only a short distance away from a wide range of amenities in the nearby areas of Llantwit Fardre, Church Village, Llantrisant and Talbot Green, which offer a wider range of amenities, including shops, schools, and transport links.

## **NO ONWARD CHAIN.**

### **The accommodation comprises.**

**Entrance Hallway: 6'3" x 13'2" (1.91m x 4.00m).** The spacious entrance hallway provides access to all main ground floor rooms and features a staircase leading to the first floor. UPVC double glazed panelled front door to the Hall. Power point. Grey carpet flooring. Textured ceiling. Panelled radiator. Door to under stairs storage cupboard of good size

**Living Room: 13'3" x 23'3" (4.04m x 7.09m).** The excellent sized, bay fronted, full-length lounge enjoys double aspect views and features patio doors that open onto the private south facing gardens. Double glazed box bay window to the front with aspect to the front drive floods the room with ample natural daylight. Panelled radiator. Grey Carpet flooring. TV aerial point. Telephone point. Plastered and Coved to the ceiling. This room offers the ideal environment for the whole family to unwind and relax in. The room is large enough to also provide a Dining Area within it, and has rear aspect through patio doors to the rear garden and patio beyond.

**Dining Room/Sitting Room: 10'0" x 13'3" (3.05m x 4.04m).** The front aspect family sized dining room is generously proportioned, making it

# Heol Iscoed, Efail Isaf, Pontypridd, CF38 1B



suitable for use as a sitting room due to the additional dining space available in the kitchen or lounge. It is ideal for those special family occasions with grey carpet flooring. It could easily be a playroom or study if you so wished.

**Kitchen/Breakfast Room: 16'10" x 9'1" (5.14m x 2.77m).** The rear aspect kitchen/breakfast room enjoys views over the rear gardens and boasts a selection of the original fitted base and wall units with ample space for a breakfast/dining table. This good sized kitchen has space for all the white goods, whilst offering storage facilities. The kitchen provides the beating heart of any family home and this one provides space for the whole family to enjoy. Stainless steel sink drainer unit with mixer taps. Integrated dish washer, space for a washing machine and fridge freezer, electric double oven and electric hob. Panelled radiator. Tiled flooring & plastered ceiling. Double glazed window to rear aspect. Tiled splash backs. Access to the rear Garden. The kitchen is large enough to accommodate a breakfast/family area with space for table and chairs for those casual family meals.



**Ground Floor Cloakroom/WC: 3.05m x 0.86m (10' x 2'10).**

Conveniently located on the ground floor. A two piece suite comprising: low level WC and wall mounted wash hand basin. Tiled flooring. Splashback. Panelled radiator.



**First Floor:** The first floor leads to four excellent sized bedrooms and a family bathroom. Door to built in airing cupboard with shelving. Chrome power point. Textured ceiling. White panelled colonial style doors to:  
**Bedrooms:** Four generously sized bedrooms, ideal for family living.

**Bedroom One: 4.11m x 3.81m (13'6 x 12'6).** Double glazed window to the front aspect with aspect to the cul de sac. Panelled radiator. Telephone point. Plastered ceiling. Grey Carpet flooring. With ample room for wardrobes, plus a built in wardrobe. This peaceful room provides the ideal place to relax and recharge your batteries.

**Bedroom Two: 4.14m x 3.10m (13'7 x 10'2).** Double glazed window to the front aspect. Panelled radiator. Grey Carpet Flooring. Plastered ceiling. Chrome light switch. Power points.

**Bedroom Three: 3.20m x 3.07m (10'6 x 10'1).** This good size rear aspect double bedroom, currently being used as a dressing room offers space for sleeping and storage.

**Bedroom Four: 2.77m x 2.79m (9'1 x 9'2).** This rear aspect double bedroom offers lovely views over the rear garden and is ideal as a child's or guest bedroom.

**Bathroom: 2.90m x 1.78m (9'6 x 5'10).** Family bathroom with modern fixtures and fittings. A three piece suite comprising: walk in shower, pedestal wash hand basin and low level WC. Double glazed obscure window to the rear aspect.



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**Outside - Front Garden:** The front gardens are mostly laid to lawn, leading to the single detached garage. Side access is ideal for those muddy dog walks or child's sporting activities. Parking for up to 5 cars if you so wished.

**Outside - Rear Garden:** The impressive, private south facing rear gardens enjoy stunning views of the woodland area behind. The rear gardens are mostly laid to lawn with a paved patio area leading from the lounge patio doors, suitable for garden furniture and outdoor entertaining.

Immediately outside the rear doors is a patio perfect for Summer bbq's and al fresco dining. The lawned grass area adjacent is perfect for children to enjoy those warm summer evenings with a mature garden. Towards the side of the garden you'll find the ideal space for a Storage Shed. Well established trees and boundary fencing provide the security for this tranquil garden. Outside cold water tap.

**Single Garage:** Single garage with up and over door. Light and power.

**Additional Information:**

**Heating:** Gas central heating

**Windows:** UPVC double glazing

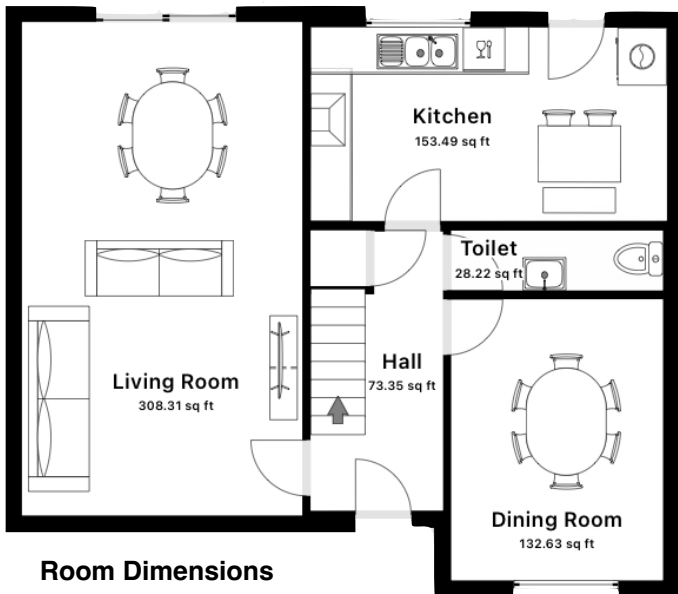
**Council Tax - Band F**

**Energy Performance Certificate: C**

**Tenure:** We have been advised that this property is Freehold, this should be verified by the purchasers.

**VIEWING -** Strictly by appointment with the agents.

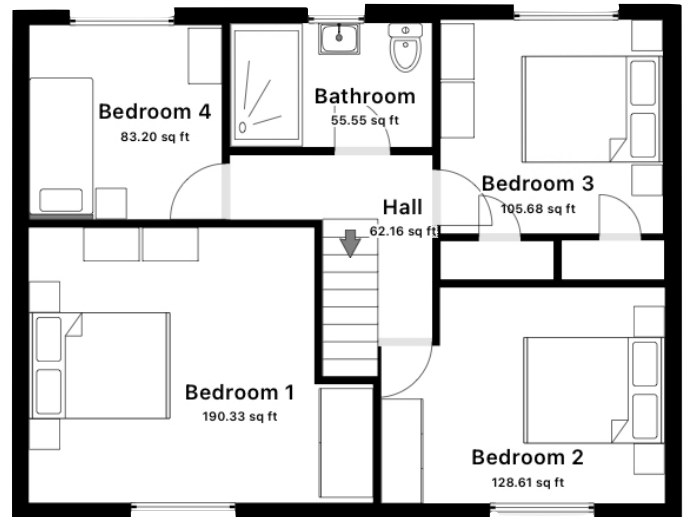
**Floorplan**



**Room Dimensions**

**Ground Floor**

Entrance Hall	6'3" x 13'2" (1.91m x 4.00m)
Living Room	13'3" x 23'3" (4.04m x 7.09m)
Kitchen	16'10" x 9'1" (5.14m x 2.77m)
Dining Room	10'0" x 13'3" (3.05m x 4.04m)
Downstairs WC	10'0" x 2'10" (3.05m x 0.85m)



**130 sq meters**

**First Floor**

Master Bedroom	13'6" x 13'0" (4.11m x 3.96m)
Bedroom Two	13'5" x 10'2" (4.07m x 3.10m)
Bedroom Three	10'6" x 10'1" (3.20m x 3.07m)
Bedroom Four	9'1" x 9'2" (2.77m x 2.79m)
Family Bathroom	9'6" x 5'10" (2.90m x 1.78m)

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