



## Kadh Heol Pen-Y-Parc

Coed-Y-Cwm, Pontypridd, CF37 3JL

£585,000

HARRIS & BIRT





An excellent and unique opportunity to purchase this spacious detached five bedroom property. The accommodation throughout briefly comprises; entrance porch, hallway, lounge, kitchen/dining room, study and downstairs WC to the ground floor. The first floor offers five double bedrooms with the master bedroom and bedroom two benefitting from en suites. The property is situated in a large corner plot with a double garage and plenty of off road parking. Private and landscaped gardens with extensive mature shrubbery, decked area and all it has to offer.

The property is located in Pontypridd here it enjoys proximity to the picturesque countryside and the convenience of access to town, cities, and motorways with the added benefits of well-established local amenities.

- Impressive Family Home
- Double Garage With Ample Parking
- Large Mature Gardens
- Council Tax Band F
- Square Footage 2266 Sq. Ft.
- Large Five Bedroom Detached
- Outstanding Undisturbed Views
- Immaculately Presented
- EPC rating TBC

## Accommodation

### Ground Floor

#### Front Porch 6'6" x 3'5" (1.98m x 1.04m)

Entered via UPVC double glazed door with patterned glass panels either side. Tiled floor. Bricked wall. UPVC cladding to the ceiling.

#### Entrance Hall 22'3" x 11'8" (6.78m x 3.56m )

Entered through wood effect UPVC patterned double glazed door with patterned glass panels either side. Large and welcoming entrance hallway. Carpeted flooring. Skimmed walls. Coved and skimmed ceilings. Ceiling light. Doors to other rooms. Radiator. Turning stairway to first floor.

#### Lounge 13'5" x 22'1" (4.09m x 6.73m)

Large well laid out living room with fabulous views over the valley. Two UPVC double glazed French doors leading to decked area in rear garden. Carpeted flooring. Gas fire with stone hearth. Two radiators. Skimmed walls. Skimmed and coved ceilings. Two ceiling lights.

#### Kitchen/Diner 27'6" x 10'10" (8.38m x 3.30m)

Excellent size kitchen/diner. Pale grey high gloss fitted kitchen with a range of wall and base units set under and over black granite worksurface tops. Features include Belling seven ring burner range with extractor, two ovens, one grill and one warmer. Integrated washing machine, full size dish washer, under counter freezer, and an additional integrated fridge/freezer, carousel cupboard and built in ironing board. Ample storage cupboards. Black composite granite sink with hot and cold mixer tap. Fully tiled floor. UPVC French doors to rear garden and UPVC window to rear elevation. Skimmed walls and ceiling. Radiator.

#### Study 12'10" x 7'8" (3.91m x 2.34m)

Carpeted flooring, skimmed walls, skimmed and coved ceiling. Pendant lighting. Radiator. UPVC double glazed window to front elevation.

#### Downstairs WC 5'3" x 3'8" (1.60m x 1.12m)

Tiled flooring. Half tiled walls with skimmed walls and ceiling above. Two in one toilet with sink on top. Extractor fan. UPVC double glazed window to side elevation. Radiator.

### First Floor

#### Hallway 20'8" x 11'2" (6.30m x 3.40m)

Carpeted flooring. Skimmed walls and ceilings. Pendant lighting. Stairway to first floor. Wooden and chrome stair balustrade.

#### Master Bedroom 19'5"x 20'4" (5.92mx 6.20m)

Large master bedroom with carpeted flooring. UPVC double glazed window to front elevation. UPVC double glazed door onto decked balcony with glass surround where the incredible views can be appreciated. Two radiators. Four storage cupboards into the eaves. Decorative insets above and either side of the bed. Skimmed walls and ceilings. Spotlight ceilings. Door to en-suite bathroom.

#### En-suite 9'10" x 6'1" (3.00m x 1.85m)

Tiled flooring. Fully tiled walls. Skimmed ceiling. UPVC double glazed window to side elevation. Bath with mixer taps to side. Shower above bath. Glass shower screen. Extractor fan. Low level w.c. Towel radiator. Wall mounted wash hand basin with storage drawers.

#### Bedroom Two 16'6" x 15'9" (5.03m x 4.80m)

Another excellent size bedroom with fantastic views over the valley. Carpeted flooring. UPVC double glazed vision panel allowing for lots of natural light. UPVC double glazed window to rear elevation. Skimmed walls and ceiling. Pendant lighting. Fitted wardrobe. Radiator. Door to en-suite bathroom.

#### En-suite - Bedroom Two 6'6" x 5'3" (1.98m x 1.60m)

Tiled flooring. Pedestal wash hand basin. P shape shower and screen. Fully tiled walls behind shower and basin. Low level w.c. Towel radiator. UPVC double glazed window to rear elevation. Extractor fan.

#### Bedroom Three 9'5" x 10'9" (2.87m x 3.28m)

A small double bedroom with carpeted flooring. Skimmed walls and ceiling. UPVC double glazed window to rear elevation. Radiator.

#### Bedroom Four 14'3" x 10'9" (4.34m x 3.28m)

Double bedroom with carpeted flooring. Skimmed walls and ceilings. Pendant lighting. UPVC double glazed window to rear elevation. Fitted wardrobes. Radiator.

#### Bedroom Five 9'7" x 11'2" (2.92m x 3.40m)

Double bedroom with fitted carpet. Skimmed walls and ceilings. Pendant lighting. UPVC window to front elevation. Radiator.

#### Family Bathroom 10'6" x 7'10" (3.20m x 2.39m)

Good sized family bathroom. Tiled flooring. Fully tiled walls. Large bath with tiled surround. Wash hand basin with storage drawers below. P shape shower with rainforest shower head. Low level w.c. UPVC double glazed opaque window to front elevation.

### Outside

Large corner plot. Block paved driveway. Double garage with roller shutter doors with electric supply to the front. To the side and rear garden you will find extensive mature gardens with excellent views over Pontypridd. A paved patio area, an additional decked area, immaculate lawns and a pond.

### Services

Mains gas, electricity, water and drainage. The boiler is in the garage and is three years old. The timer controls for the heating are in the garage and the heating for ground floor and the first floor can be controlled separately by thermostats on each floor.

### Directions

From our office on Caerphilly Road, Llanishen turn left onto Ty-Wern Road, continue onto Ty'n-Y-Parc Road, turn right onto Northern Ave/A470 continue on the A470 to the Ynys-Y-Bwl exit - B4273.

At Broadway interchange take the 2nd exit onto the A470 slip road to Ynys-Y-Bwl. At the roundabout take the first exit onto Bridge Street/A4223. Turn right onto Berw Road/B4273. Then turn right onto Coed Y Cwm, turn left onto Bryn Rhedyn and then left again onto Hafan Heulog. The next left onto Heol Pen-Y-Parc.















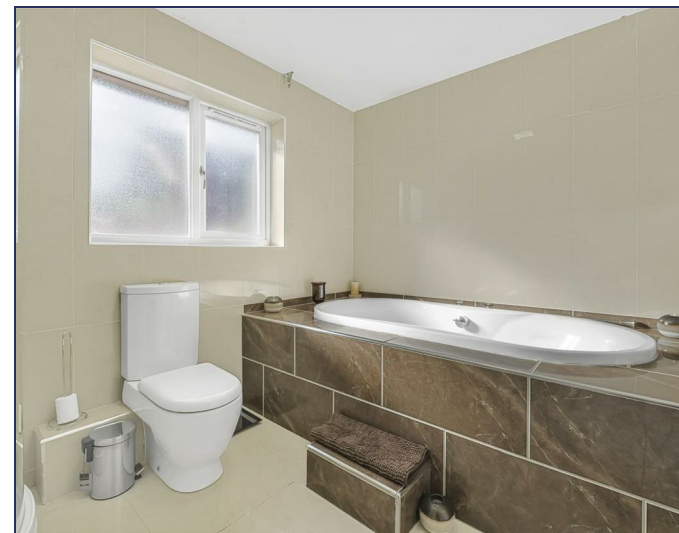




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GROSS INTERNAL AREA  
FLOOR 1 948 sq. ft. FLOOR 2 1,318 sq. ft.  
TOTAL : 2,266 sq. ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport



HARRIS & BIRT

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

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

