



Property Name:
Orchard View Greenfield Avenue
Pontypridd
CF37 3BD

Price:
£425,000

Qualifier:
Asking price



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	77	83
England & Wales		EU Directive 2002/91/EC 

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

The Bullet Points

- Spectacular views from a large plot
- Open-plan kitchen and dining
- Detached garage with conversion potential
- Two additional bedrooms with en-suites
- Utility room for appliances
- Spacious living area with bay windows
- Versatile garden extension
- Ground floor bedroom with en-suite
- Family bathroom with shower and bath
- Tranquil location near Pontypridd



The Main Text

Secluded within the tranquil surroundings of Greenfield Avenue, Pontypridd offers an exclusive blend of contemporary living and natural beauty, a privilege reserved for a select few.

This exceptional 4-bedroom detached residence commands attention with its expansive grounds and captivating vistas. Beyond the gated driveway lies a sprawling front garden, while the rear garden unfolds majestically, offering panoramic views of neighbouring fields where horses roam freely. Adjacent to this, a generously proportioned garden extension presents a world of possibilities, empowering you to create a space that perfectly suits your needs, whether an allotment or a spacious recreational area for children.

A detached garage, boasting ample ceiling height, stands ready to accommodate diverse needs for storage or conversion into a bespoke space tailored to your preferences, such as a home gym, office, or studio.

Step inside to discover a welcoming entrance hall that sets the tone for the property's inviting ambience. The living room beckons with its luminous bay windows, imbuing the space with natural light and enhancing its airy feel. Meanwhile, the open-plan kitchen seamlessly merges with the dining area, facilitating effortless entertaining and fostering a sense of togetherness. With abundant storage solutions and ample room for culinary endeavours, the kitchen is as functional as it is stylish. Double doors lead from the dining area to the expansive garden, blurring the boundaries between indoor and outdoor living.

Convenience is further elevated by the presence of a utility room, a dedicated space for laundry and additional storage, offering added practicality.

A luxurious family bathroom awaits, adorned with tasteful tiling and equipped with both a shower and a bath, ensuring indulgent relaxation. The ground floor boasts two generously proportioned bedrooms, each offering tranquil views of the surrounding landscape. Bedroom 1 impresses with its built-in storage, bay windows, and en-suite facilities, providing a private sanctuary for occupants.

Ascending to the upper level, two bedrooms await, each boasting its own en-suite and distinctive outlook. Bedroom 3 offers sweeping views of the nearby mountains, while bedroom 4 enjoys a verdant panorama of the lush greenery below.

With its idyllic setting and an array of desirable features, Orchard View presents an unparalleled opportunity to embrace a lifestyle of comfort, convenience, and natural beauty. Rest assured, this unique property is designed to cater to your every need; let it slip through your fingers. Schedule a viewing today and make Orchard View your own.

Additional Information

Tenure: Freehold

EPC: C

Council Band: E

Borough: Rhondda Cynon Taff

The Local Area

Nestled amidst the verdant landscapes of Pontypridd, the local area surrounding Orchard View exudes a charm that seamlessly combines natural beauty with urban convenience. Residents can immerse themselves in the tranquillity of nearby fields, where horses roam freely against a backdrop of rolling hills. For those seeking recreational pursuits, the surrounding countryside offers ample opportunities for hiking, cycling, and outdoor adventures. Meanwhile, the vibrant town of Pontypridd beckons with its array of shops, restaurants, and amenities, ensuring that residents have everything they need right at their fingertips. With its perfect balance of rural serenity and urban vibrancy, the local area surrounding Orchard View offers a truly idyllic setting for modern living.

Education

The schools surrounding Orchard View are renowned for their excellence in education, making it an ideal location for families seeking top-notch academic opportunities for their children. Various educational institutions are within easy reach from primary to secondary levels, offering diverse curricula and extracurricular activities to cater to every student's interests and needs. Parents can rest assured knowing that their children have access to quality education and a supportive learning environment right on their doorstep. Additionally, the close-knit community fosters a sense of belonging and collaboration, further enhancing the educational experience for students and families alike. With its commitment to academic excellence and community engagement, the schools in the area surrounding Orchard View contribute to the overall appeal of this desirable neighbourhood.

Transport

The local transport infrastructure surrounding Orchard View provides residents convenient access to nearby towns and cities, facilitating seamless travel for both work and leisure. With easy access to major roadways and public transportation options, commuting is a breeze, ensuring that residents can navigate the surrounding area and beyond effortlessly. Whether by bus, train, or car, Orchard View offers connectivity to various destinations, making it an ideal location for those who value accessibility and convenience. Additionally, the well-connected transport network opens up a world of possibilities for exploring the surrounding area, from shopping and dining to cultural attractions and outdoor adventures. With its strategic location and robust transport links, Orchard View perfectly blends urban accessibility and suburban tranquillity.

Key Information

Water:

What is the nature of the property's water supply? Welsh Water

Does the water source originate from a private well, and if so, what are the maintenance requirements and water quality standards? N/A

Are there any additional costs associated with maintaining the water supply? N/A

Heating:

What is the nature of the property's heating supply? Boiler

Is the property linked to the main gas line, or does it rely on an LPG heating system? Main Gas

What are the evaluation requirements and potential costs associated with the heating system? N/A

Electric:

What is the nature of the property's electricity supply? Main Electric

Does the property operate independently of the national grid and rely on a generator for power? National Grid

What are the evaluation requirements and potential costs associated with the electricity supply? N/A

Sewerage:

What is the nature of the property's sewerage supply? Sewage Mains

Does the property use septic tanks or cesspits, and what are the maintenance requirements? No

What are the costs associated with different sewerage providers, and are there any registration and record-keeping requirements for septic tanks? N/A

Broadband:

What is the nature of the property's broadband supply? broadband connection is available currently with sky

Is a broadband connection available, or will there be additional costs for establishing a connection? Cost to owner if they would like broadband from network provider

Parking:

What is the availability of parking for the property? Gated driveway for up to around 6/7 cars

Are there additional costs associated with parking, such as the need for parking permits? N/A

Rights and Restrictions:

Are there any rights or restrictions for the property? No

Are there any private rights of way associated with the property? No

Are there any public rights of way affecting the property? No

Is the property listed, and if so, what restrictions apply? No

Are there any other specific restrictions that apply to the property? Restrictive covenant- not allowed to build on the land such as another property, you are allowed sheds.

Risks:

Are there any risks associated with the property? No

Has the property experienced flooding in the last five years? No

Are there flood defences in place for the property? No

What is the source of any potential flooding risk? None

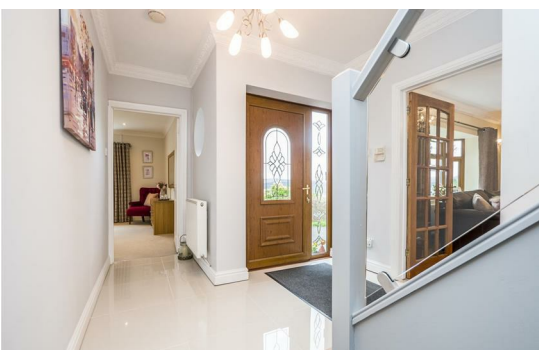


RE/MAX
Estate Agents

Orchard View Greenfield Avenue, Pontypridd, CF37 3BD

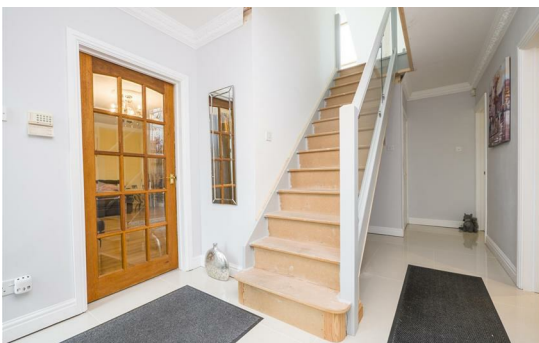
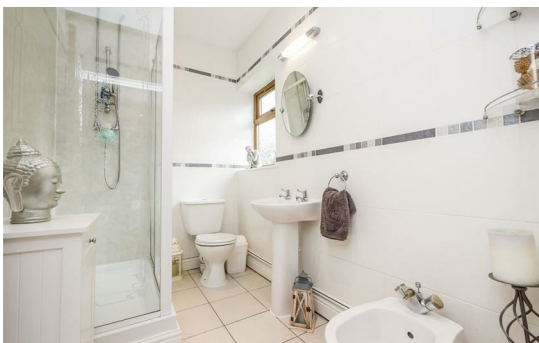
The Photographs

Please note: we have provided space for 48 photographs over the next four pages, but we may not fill all 48 spaces if we don't need to. If there are more than 48 photographs then we will email the remainder to you.



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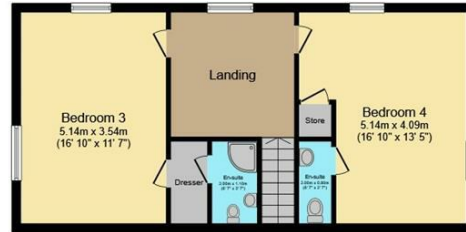
Orchard View Greenfield Avenue, Pontypridd, CF37 3BD

The Floorplan

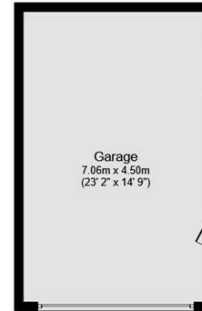
The Map



Ground Floor
Floor area 115.5 m² (1,244 sq.ft.)



First Floor
Floor area 55.7 m² (600 sq.ft.)



Garage
Floor area 31.8 m² (342 sq.ft.)

TOTAL: 203.0 m² (2,185 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

