



Parc Nant Celyn, Efail Isaf Pontypridd CF38 1AD

welcome to

Parc Nant Celyn, Efail Isaf Pontypridd

Your Dream Family Home Is Now On The Market! An Executive Detached House Set On An Envious Plot, Surrounded By Greenery And Offering A Wealth Of Internal Accommodation -

Entrance Hall

Via front door, stairs to first floor, doors to reception room, kitchen/diner and cloakroom

Cloakroom

With low level w/c and wash basin

Reception Room One

20' widest x 11' widest (6.10m widest x 3.35m widest)
Double glazed windows to front and side aspect, tiled flooring, radiator, doors to reception room two

Reception Room Two

11' 8" widest x 9' 2" widest (3.56m widest x 2.79m widest)
Double glazed doors to rear garden, tiled flooring, radiator, door to kitchen/diner

Kitchen/Diner

16' widest x 11' 1" widest (4.88m widest x 3.38m widest)
Range of wall and base units, work surfaces, stainless steel sink and drainer with mixer tap, oven and gas hob with cooker hood over, space for appliances and dining table, windows and double doors to rear garden

Reception Room Three

17' 1" widest x 7' 1" widest (5.21m widest x 2.16m widest)
Double glazed window to front aspect, radiator

Utility Room

7' widest x 7' widest (2.13m widest x 2.13m widest)
Stainless steel sink and drainer, gas boiler, plumbing for washing machine, double glazed window to side aspect

First Floor Landing

Stairs from ground floor, loft access (insulated and part boarded), cupboard with hot water cylinder, double glazed window to side aspect, doors to all

rooms

Bedroom One

11' widest x 11' widest (3.35m widest x 3.35m widest)
Double glazed window to rear aspect, wooden flooring, radiator, access to en-suite

En-Suite

Three piece suite comprising; Shower cubicle, vanity wash basin, low level w/c. Heated towel rail and obscure double glazed window

Bedroom Two

10' 1" widest x 9' widest (3.07m widest x 2.74m widest)
Double glazed window to front aspect, radiator, fitted wardrobes

Bedroom Three

7' 1" widest x 7' widest (2.16m widest x 2.13m widest)
Double glazed window to front aspect, radiator

Bedroom Four

8' widest x 6' 1" widest (2.44m widest x 1.85m widest)
Double glazed window to rear aspect, radiator

Bathroom

Three piece suite comprising; Bath with shower over, vanity wash basin, low level w/c.

Front Gardens/Driveway

Brick paved driveway, area of lawn, side access to rear garden, mature trees and shrubbery, access to garage

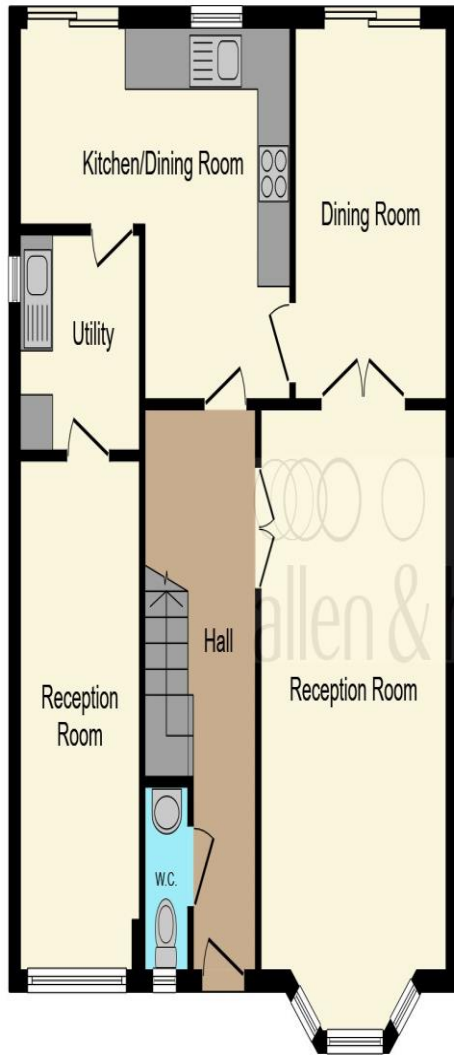
Garage

Unique detached garage with electric roller doors

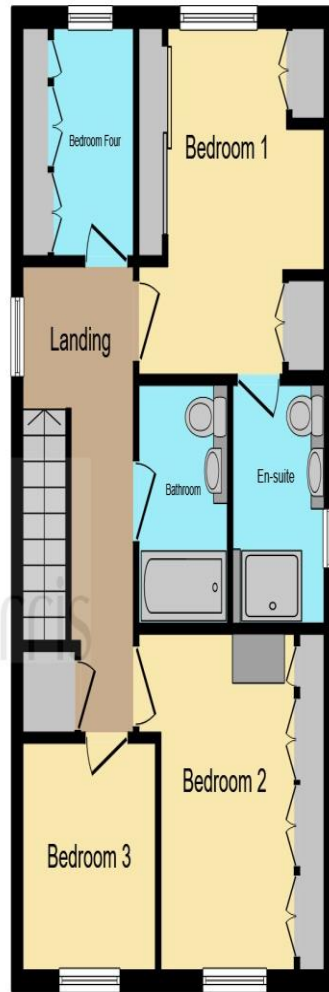
Rear Gardens

Laid mainly to lawn with a delightful private aspect,

an array of mature trees and shrubbery, paved seating area, side access



Ground Floor



First Floor

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com



welcome to
Parc Nant Celyn,
Efail Isaf Pontypridd

- A Substantial Detached House On A Generous Plot, Surrounded By Trees And Greenery
- Three Reception Rooms
- Open Plan Kitchen/Diner And Separate Utility Room
- Four Well-Proportioned Bedrooms
- First Floor Bathroom, En-Suite Shower Room, Ground Floor W/C

Tenure: Freehold EPC Rating: E

offers in excess of
£525,000



view this property online allenandharris.co.uk/Property/TBG109841



Property Ref:
TBG109841 - 0004

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