



Highview Gellifedi Road, Brynna Pontyclun CF72 9QG

welcome to

Highview Gellifedi Road, Brynna Pontyclun

Welcome To Highview, A Stunning Detached Bungalow Set In A Coveted Location And With An Envable Plot, Including Double Garage And Breath-Taking Southerly Facing Gardens!

Entrance Hall

Via front door, with access to all rooms

Reception Room

16' 5" widest x 14' widest (5.00m widest x 4.27m widest)
Double glazed windows to rear aspect, radiator, gas fire

Kitchen/Diner

12' 11" widest x 10' 9" widest (3.94m widest x 3.28m widest)

Range of wall and base units, work surfaces, stainless steel sink and drainer, Range style oven and hob, space for appliances and dining table, double glazed window to side aspect and door to utility room

Utility Room

6' 7" widest x 6' 6" widest (2.01m widest x 1.98m widest)
Double glazed door to side and double glazed windows to front/side, stainless steel sink and drainer, access to cloakroom and kitchen/diner

Cloakroom - W/C

Comprising low level w/c, wash basin, radiator, obscure double glazed window to side aspect

Bedroom One

13' 9" widest x 11' 8" widest (4.19m widest x 3.56m widest)
Double glazed window to rear aspect, radiator

Bedroom Two

13' 10" widest x 11' 9" widest (4.22m widest x 3.58m widest)
Double glazed window to front aspect, radiator

Bedroom Three

12' widest x 10' widest (3.66m widest x 3.05m widest)

Double glazed window to front aspect, radiator

Bedroom Four

10' 11" widest x 10' 10" widest (3.33m widest x 3.30m widest)
Double glazed window to rear aspect, radiator

Shower Room

Three piece suite comprising; Shower cubicle, vanity wash basin, low level w/c. Obscure double glazed window, radiator, electric shaver point

Front Gardens/Driveway

Laid partly to chipped stone, mature shrubbery, side access

Double Garage

22' 9" x 19' 5" (6.93m x 5.92m)
Via electric roller doors, mains power and lighting, overhead boarded storage

Rear Gardens

Southerly facing, mature trees, shrubbery and hedgerow, paved seating area with pleasant views



Floor Plan

Garage

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
Highview Gellifedi Road,
Brynna Pontyclun

- Unique Detached Bungalow With No Onward Chain
- Substantial Southerly Facing Rear Gardens
- Double Garage And Ample Off Street Parking
- Spacious Reception Room With Bay Windows
- Open Plan Kitchen/Diner, Separate Utility Room

Tenure: Freehold EPC Rating: Awaited

£450,000



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Property Ref:
TBG103842 - 0003

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