



**Heol Y Parc,Efail Isaf Pontypridd CF38 1AN**

**welcome to**

## **Heol Y Parc, Efail Isaf Pontypridd**

- A Substantial Semi-Detached House, Arranged Over Three Floors, No Onward Chain
- Rear Gardens Overlooking Nature And Greenery
- Breath-Taking Open Plan Kitchen/Diner/Sitting Room, Separate Utility Room
- Spacious Reception Room And Ground Floor Study Room
- Five Bedrooms Arranged Over Two Floors

Tenure: Freehold EPC Rating: B  
Council Tax Band: D

**£475,000**

**view this property online** [allenandharris.co.uk/Property/TBG110311](http://allenandharris.co.uk/Property/TBG110311)

Your Dream Family Home Is Now On The Market, An Exceptional Semi-Detached House Arranged Over Three Floors, With A Stunning Open Plan Living Space And Delightful Rural Backdrop.



### **Entrance Porch**

### **Entrance Hall**

### **Reception Room**

13' 2" widest x 11' 8" widest ( 4.01m widest x 3.56m widest )

### **Kitchen**

22' 8" widest, L x 19' widest, L ( 6.91m widest, L x 5.79m widest, L )

### **Dining Area And Sitting Room**

### **Study**

8' 5" widest x 7' 10" widest ( 2.57m widest x 2.39m widest )

### **Utility Room**

13' 7" widest x 8' 11" widest ( 4.14m widest x 2.72m widest )

### **Ground Floor Shower Room**

### **Integral Garage**

14' x 12' 5" ( 4.27m x 3.78m )

### **First Floor Landing**

### **Bedroom One**

13' 2" widest x 12' 3" widest ( 4.01m widest x 3.73m widest )

### **En-Suite**

### **Bedroom Two**

11' 8" widest x 9' 11" widest ( 3.56m widest x 3.02m widest )

### **Bedroom Three**

11' 10" widest x 10' 2" widest ( 3.61m widest x 3.10m widest )

### **Bedroom Four**

8' 6" widest x 7' 10" widest ( 2.59m widest x 2.39m widest )



**Property Ref:**  
TBG110311 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

  
**allen & harris**



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