



Heol Iscoed, Efail Isaf Pontypridd CF38 1BP

welcome to

Heol Iscoed, Efail Isaf Pontypridd

Your Dream Family Home Is Now On The Market, A Unique Detached House In The Ever-Popular Village Of Efail Isaf. We're excited to offer for sale this rare opportunity to acquire a spacious executive home in this coveted location, benefiting from a fantastic plot with generous lawned gardens!

Entrance Hall

Reception Room One

22' 1" widest x 11' 7" widest (6.73m widest x 3.53m widest)

Window to front aspect, sliding doors to rear garden, feature fireplace, radiator

Reception Room Two

14' 10" widest x 8' 10" widest (4.52m widest x 2.69m widest)

Windows to front and side aspect, radiator

Kitchen/Diner

16' 10" widest x 9' 1" widest (5.13m widest x 2.77m widest)

Range of wall and base units, work surfaces, sink and drainer with mixer tap, oven and grill, space for dining table, windows to rear and side aspect, radiator, access to utility room and w/c

Utility Room

Plumbing for washing machine, access to w/c and door to rear garden

Cloakroom - W/C

Comprising low level w/c, wash basin and obscure window to side aspect

First Floor Landing

Stairs from ground floor, doors to all rooms

Bedroom One

14' 6" widest x 11' 8" widest (4.42m widest x 3.56m widest)

Window to front aspect, radiator

Bedroom Two

10' 1" widest x 8' 8" widest (3.07m widest x 2.64m widest)

Window to rear aspect, radiator

Bedroom Three

9' 5" widest x 9' widest (2.87m widest x 2.74m widest)

Window to front aspect, radiator

Bedroom Four

9' 5" widest x 7' 1" widest (2.87m widest x 2.16m widest)

Window to rear aspect, radiator

Bathroom

Three piece suite comprising; Bath, vanity wash basin, low level w/c. Radiator and window to rear aspect

Shower Room

Comprising; Shower cubicle, wash basin and obscure window to side aspect

Driveway/Front Garden

Paved driveway with space for multiple vehicles, side access and access to garage, areas of lawn with mature shrubbery

Garage

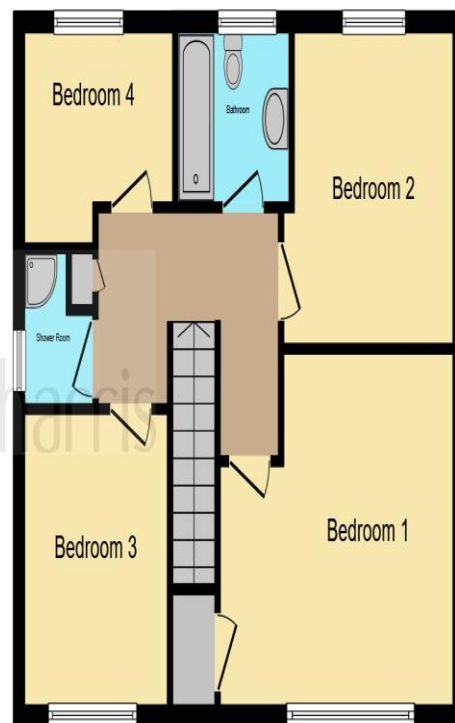
18' 7" x 8' 7" (5.66m x 2.62m)

Rear Gardens

Laid partly to lawn, paved seating area, mature trees and shrubbery



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



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Heol Iscoed,

Efail Isaf Pontypridd

- Executive Detached House In A Coveted Location
- An Outstanding Plot, Comprising Mature Rear Gardens, Garage And Driveway
- Two Spacious Reception Rooms
- Open Plan Kitchen/Diner With Some Appliances, Separate Utility Room
- Four Well-Proportioned Bedrooms

Tenure: Freehold EPC Rating: D

Council Tax Band: F

£449,950



view this property online allenandharris.co.uk/Property/TBG110316



Property Ref:
TBG110316 - 0003

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