



Heol Y Ffynnon, Efail Isaf Pontypridd CF38 1AU

welcome to

Heol Y Ffynnon, Efail Isaf Pontypridd

A Substantial And Highly Individual Detached House In The Heart Of Efail Isaf! Welcome To Your Perfect Family Home. We're delighted to offer for sale this unique property, benefiting from spacious rooms throughout and an enviable plot.

Entrance Porch

Double glazed windows to front/side aspect, sliding door

Entrance Hall

Via obscure single glazed door with single glazed window to side, built in storage cupboard, electric panel heater, stairs to first floor and doors to all rooms

Cloakroom - W/C

Low level w/c, wash basin, storage cupboard, obscure window to side aspect

Reception Room One

18' 11" widest x 12' 4" widest (5.77m widest x 3.76m widest)
Double glazed windows to front/side aspect, two electric heaters

Reception Room Two

11' 8" widest x 10' 11" widest (3.56m widest x 3.33m widest)
Double glazed window to side aspect, serving hatch, electric heater

Kitchen/Breakfast Room

11' 7" widest x 10' 2" widest (3.53m widest x 3.10m widest)
Range of wall and base units, work surfaces, stainless steel sink and drainer with mixer tap, oven and electric hob with cooker hood over, space for appliances, breakfast bar, obscure window to side aspect and access to utility room

Utility Room

9' 11" widest x 5' 4" widest (3.02m widest x 1.63m widest)
Wall and base units, work surfaces, doors to garden and garage

Integral Garage

18' widest x 9' 11" widest (5.49m widest x 3.02m widest)
Double glazed window to side aspect, up and over door, mains power and lighting

First Floor Landing

Stairs from ground floor, loft access, double glazed window to side aspect, doors to all rooms

Bedroom One

18' 11" widest x 9' 10" widest (5.77m widest x 3.00m widest)
Double glazed window to rear aspect, electric heater

Bathroom

Bath and vanity wash basin (no w/c), obscure window to side aspect

Shower Room

Shower, vanity wash basin, low level w/c. Obscure window to side aspect

Bedroom Two

11' 8" widest x 11' 1" widest (3.56m widest x 3.38m widest)
Double glazed window to side aspect, wardobes, electric heater

Bedroom Three

12' 5" widest x 9' 3" widest (3.78m widest x 2.82m widest)
Double glazed window to front aspect, electric heater

Bedroom Four

12' 5" widest x 9' 3" widest (3.78m widest x 2.82m widest)
Double glazed window to front aspect, electric heater

Front/Side Gardens

Laid mainly to lawn, pathway to front door

Driveway

Paved to side

Rear Gardens

Laid partly to lawn, patio, garden shed, mature 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



welcome to
Heol Y Ffynnon,
Efail Isaf Pontypridd

- A Substantial Detached House In The Heart Of Efail Isaf
- No Onward Chain
- Exceptional Wrap-Around Plot, With Mature Gardens, Driveway And Integral Garage
- Two Reception Rooms And Open Plan Kitchen/Breakfast Room
- Four Double Bedrooms

Tenure: Freehold EPC Rating: E
Council Tax Band: G

£415,000



view this property online allenandharris.co.uk/Property/TBG110108



Property Ref:
TBG110108 - 0008

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.

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