



Penywaun, Efail Isaf Pontypridd CF38 1AY

welcome to

Penywaun, Efail Isaf Pontypridd

An Exceptional Detached Chalet Bungalow, With Impressive Internal Accommodation, Envious Plot And Outstanding Position In The Heart Of Efail Isaf! We're excited to offer for sale this unique and tasteful property, benefiting from spacious rooms and mature south-west facing rear gardens.

Entrance Porch

9' x 8' 2" (2.74m x 2.49m)

Double glazed windows to front and side aspect, built in storage, access to entrance hall

Entrance Hall

Via porch, radiator, built in storage, carpeted with wooden flooring underneath, doors to all rooms

Reception Area One

21' 2" widest x 11' 11" widest (6.45m widest x 3.63m widest)

Double glazed windows and doors to rear garden, carpeted with wooden flooring underneath, L shape opening into reception area two

Reception Area Two

9' 11" widest x 8' 11" widest (3.02m widest x 2.72m widest)

Open into reception area one, radiator, carpeted with wooden flooring underneath, obscure double glazed window to side aspect

Kitchen

10' 6" widest x 9' 10" widest (3.20m widest x 3.00m widest)

Range of kitchen units, work surfaces, sink and drainer with mixer tap, oven and gas hob with cooker hood over, space for appliances, double glazed window to front aspect, access to utility room

Utility Room

11' 3" widest x 8' 3" widest (3.43m widest x 2.51m widest)
Range of units, plumbing for washing machine, gas boiler (installed 2018), stainless steel sink and drainer with mixer tap, storage cupboard, double glazed window to front aspect

Bedroom Three (ground Floor)

10' 10" widest x 10' 5" widest (3.30m widest x 3.17m widest)

Double glazed window to front aspect, radiator

Ground Floor Shower Room

Comprising low level w/c, wash basin, shower cubicle

Bedroom One (first Floor)

14' 1" widest x 13' 6" widest (4.29m widest x 4.11m widest)

Double glazed window to front aspect, radiator, wardrobes, eaves storage

Bedroom Two (first Floor)

12' widest x 7' 6" widest (3.66m widest x 2.29m widest)

Double glazed window to rear aspect, radiator

First Floor Bathroom

Four piece suite comprising; Bath, shower, vanity wash basin, low level w/c. Obscure double glazed window and heated towel rail

Driveway

Paved and with space for several vehicles

Front Gardens

Range of mature plants and shrubbery

Rear Gardens

South-west facing, laid partly to lawn, raised flower beds, range of mature trees, plants and shrubbery

Hobby Room

9' 6" widest x 8' 8" widest (2.90m widest x 2.64m widest)
Part of a former garage (no regs), pleasant views over the rear gardens



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

Penywaun,

Efail Isaf Pontypridd

- Detached Chalet Bungalow In The Heart Of Efail Isaf
- Impressive 'L' Shaped Reception Room With Dual Aspect Windows
- Separate Kitchen And Utility Room
- Three Bedrooms Arranged Over Two Floors
- First Floor Bathroom And Ground Floor Shower Room

Tenure: Freehold EPC Rating: D

Council Tax Band: F

£425,000



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Property Ref:
TBG110523 - 0003

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