



27 The Paddocks

Upper Church Village, Pontypridd, CF38 1TL

£375,000

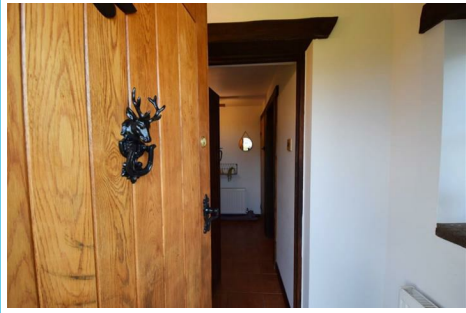
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**** BESPOKE DESIGNED, GENEROUSLY SIZED FOUR BEDROOM EXTENDED DETACHED HOME * HIGHLY DESIRED LOCATION * FARMHOUSE STYLE KITCHEN WITH SEPARATE LAUNDRY/UTILITY ROOM * PRIVATE SOUTH WEST FACING REAR GARDENS * CORNER PLOT POSITION **** Durbins Estate Agents are delighted to be showcasing to the market a beautifully presented substantial detached home positioned with front aspect views in the well thought of area of Upper Church Village, which further benefits from being within close proximity to the desired Ysgol Gyfun Garth Olwg School, as well as the array of amenities located on the Main Road of Church Village. Throughout the property has been decorated and furnished with great care and attention to detail in mind and includes a beautiful bay fronted lounge creating a stunning cosy winter room together with a separate sitting room enjoying views of the private rear gardens.

PROPERTY FEATURES

- * Extended detached bespoke home with stunning cottage features.
- * Entrance porch and reception hallway
- * Ground floor cloaks/wc
- * Bay fronted excellent sized lounge with central brick feature fire place
- * Family dining room
- * Excellent sized rear sitting room enjoying views of the private rear gardens
- * Stunning farmhouse style kitchen with central island.
- * Larger than average utility/laundry room
- * Storage room (previous garage)
- * Stunning gallery style landing with solid wooden banister and railings
- * Master bedroom with vaulted high ceiling an en-suite WC.
- * Three further excellent sized bedrooms
- * Four piece impressive bathroom suite with beautiful free standing bath and separate shower cubicle.
- * Upvc double glazing & gas combination heating
- * Extensive corner plot with surrounding privacy
- * South West facing rear gardens
- * Gravelled front driveway

Entrance porch

Entrance hallway

Ground floor cloaks/wc

Lounge

11'4 x 16'8 (3.45m x 5.08m)

Dining room

12'5 x 6'11 (3.78m x 2.11m)

Rear aspect sitting room

11'9 x 16'6 (3.58m x 5.03m)

Farmhouse style kitchen

16'8 x 11'8 (5.08m x 3.56m)

Utility room

8' x 4'10 (2.44m x 1.47m)

Gallery style landing

Master bedroom

11'7 x 11'9 (3.53m x 3.58m)

En-suite cloaks/wc

Bedroom two

11'3 x 9'2 (3.43m x 2.79m)

Bedroom three

11'2 x 7'10 (3.40m x 2.39m)

Bedroom four

9'1 x 6'3 (2.77m x 1.91m)

Tel: 01443 204240

First floor bathroom

Gardens



Road Map



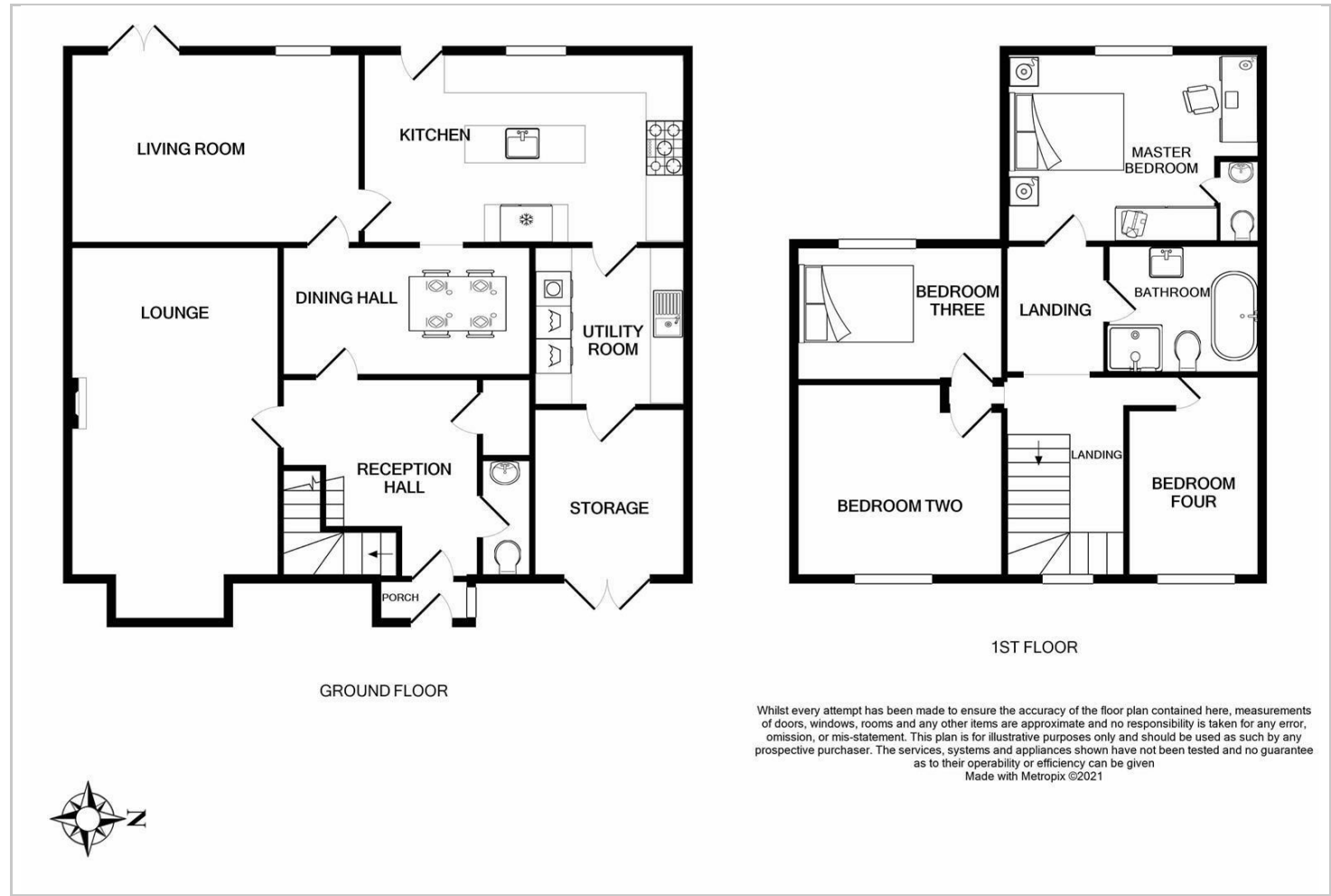
Hybrid Map



Terrain Map



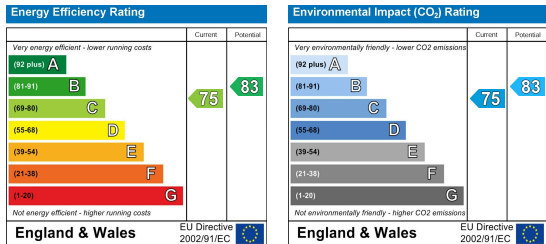
Floor Plan



Viewing

Please contact our Tonteg Office on 01443 204240 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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