



6 Nant Arian, Upper Church Village,  
Pontypridd, Rhondda Cynon Taff, CF38 1SE

Watts  
& Morgan



# 6 Nant Arian, Church Village,

Pontypridd, Rhondda Cynon Taff, CF38 1SE

**Guide price: £285,000 Freehold**

3 Bedrooms | 2 Bathrooms | 1 Reception Rooms

A modern, semi-detached home in this popular development, within easy striking distance of Pontypridd, the M4 and Cardiff. The well presented, move-in ready accommodation includes: hallway with cloakroom, kitchen/breakfast room and large living room looking out over, and opening onto, the rear garden. Largest bedroom with en suite shower room, second double bedroom with fitted wardrobes and third bedroom. Family bathroom with shower over bath. Driveway parking for 2 cars, also garage. Enclosed garden to rear enjoying a southerly aspect.

EPC rating: B



## Directions

Pontypridd Town Centre – 2.8 miles

Cardiff City Centre – 11 miles

M4 Motorway, J32 Coryton – 6.4 miles

Your local office: Cowbridge

T: 01446 773500

E: [cwbridge@wattsandmorgan.co.uk](mailto:cwbridge@wattsandmorgan.co.uk)



## Summary of Accommodation

### About the property

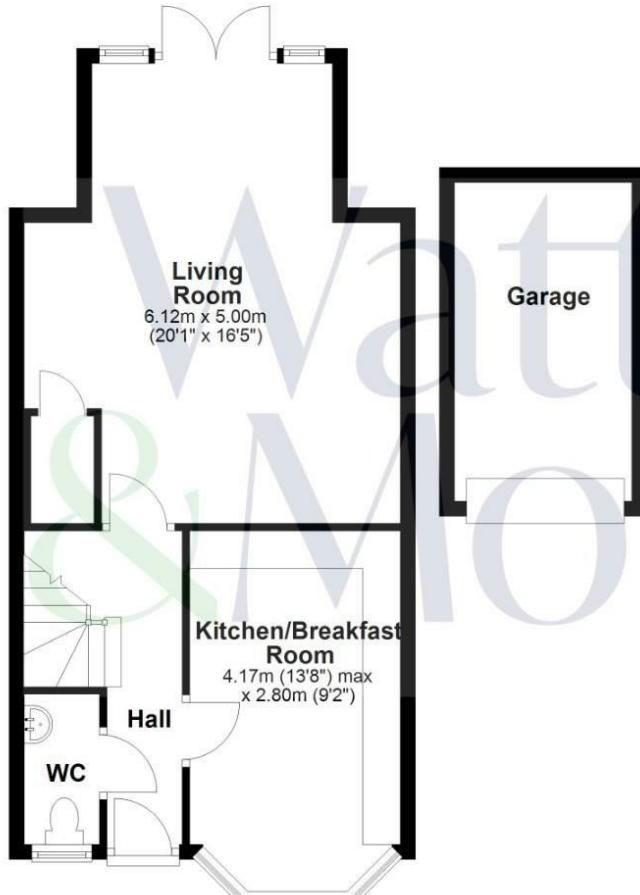
No. 6 Nant Arian is a modern, semi-detached family home located in upper Church Village. It is a popular spot for its proximity to the A470, to Pontypridd, the M4 and to Cardiff. The very well presented, move-in ready accommodation is available chain free and must be viewed to be fully appreciated. Entrance porch leads into the hallway with its tiled floor extending into a cloakroom and into the kitchen/breakfast room; staircase leads to the first floor and a doorway leads into the living room. Kitchen/breakfast is a good, modern space with bay window to the front elevation and a good range of fitted storage units. Appliances, where fitted, are to remain and include: gas hob, electric oven, fully integrated fridge, freezer and dishwasher.

Plumbing for washing machine and further space remaining for a dining table. The living room to the rear of the property is a particularly generous space with a square bay window and centrally positioned doors looking out over, and opening onto, the south facing rear garden. It has ample room for seating and dining and includes, to one corner, an under stairs store cupboard.

To the first floor a landing area with glass balustrading has doors leading to all three bedrooms and to the family bathroom. The largest double bedroom overlooks to the rear of the property and has fitted wardrobes and its own en suite shower room. A second double bedroom looks to the front of the property and, again, has fitted wardrobes. The third bedroom also looks to the front elevation. These two bedrooms share use of the family bathroom with its shower over bath.

## Ground Floor

Approx. 44.0 sq. metres (473.1 sq. feet)



Total area: approx. 85.4 sq. metres (919.7 sq. feet)

## First Floor

Approx. 41.5 sq. metres (446.5 sq. feet)

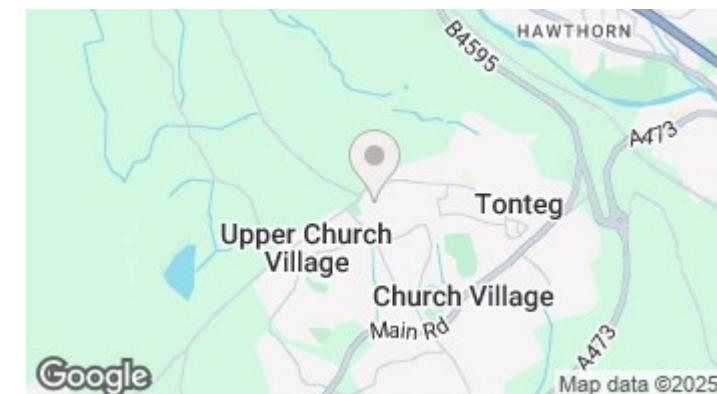


## Garden & Grounds

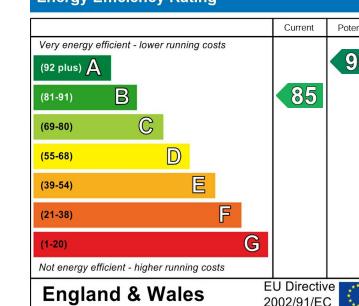
Facing onto Nant Arian, a drop-down kerb leads onto a driveway parking area solely for the use of no. 6. It has 2 spaces end to end and leads, in turn, into the garage. The detached garage (approx. max. 5.25m x 2.71m) is entered via an up and over door, has power connected and eaves storage. To the rear of the property is a south facing, enclosed garden. It is accessed from the living room via double, French doors onto a paved terrace area. Paving continues and leads, via steps, to an additional lower garden area. Garden continues to the rear of the garage. A gated entrance, to one side, leads back to the driveway.

## Additional Information

Freehold. All mains services connect to the property. Gas-fired 'combi' central heating. Council tax: Band D



## Energy Efficiency Rating



Scan to view property



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