



26 Nant Y Felin  
Efail Isaf, Rhondda Cynon Taff, CF38 1YY





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**Offers In Excess Of £450,000** Freehold

**4 Bedrooms : 2 Bathrooms : 3 Reception Rooms**

A simply stunning and elegant home to the edge of this popular village. Remodelled in recent years to create a stylish, open plan family-friendly home with deceptively spacious accommodation including: amazing family lounge, second sitting room, kitchen-breakfast room, dining room, utility room and cloakroom. To the first floor: master bedroom with en suite wet room, three further bedrooms and luxurious bathroom. Ample driveway parking, integral garage. Good garden to rear.

EPC rating: E54

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### Directions

Efail Isaf is a popular village within Rhondda Cynon Taff. Turn off Heol y Ffynon, taking a further right turning into Heol Iscoed, off which Nant y Felin is located. Close to the end of this cul de sac, it backs on to a disused former railway track with farmland beyond. The village is conveniently located within easy striking distance of the A470 at Upper Boat (2.5 miles away); the M4 at Miskin, Junction 34 and at Coryton Junction 32 (both about 6.8 miles).

- Cardiff City Centre 0.0 miles
  - M4 (J35, Miskin) 0.0 miles
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## Summary of Accommodation

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### ABOUT THE PROPERTY

- \* A detached property, remodelled in recent years to create a stylish, open plan family-friendly home it is today
- \* Located to the edge of this popular village, backing on to open ground with farmland beyond
- \* Deceptively spacious, extended accommodation
- \* Entrance hallway with cloakroom off
- \* Superb family lounge, an extension to the original property, with contemporary woodburner and bi-fold doors opening to paved patio and garden
- \* Dining room adjacent to the lounge and off which the kitchen is located
- \* Modern kitchen with wonderfully sleek units and appliances, where fitted, to remain and including SMEG induction hob, twin electric ovens and fully integrated fridge, freezer and dishwasher
- \* Multi-purpose second sitting room / playroom / study to the front of the property
- \* Utility room accessed from dining room and providing a significant extra space. Space and plumbing for washing machine, drier and tall fridge-freezer. Access door in to integral garage.
- \* Master bedroom with fitted wardrobes and en suite wet room
- \* Three further good sized bedrooms, two with built in wardrobes
- \* Luxurious family bathroom with shower over bath.

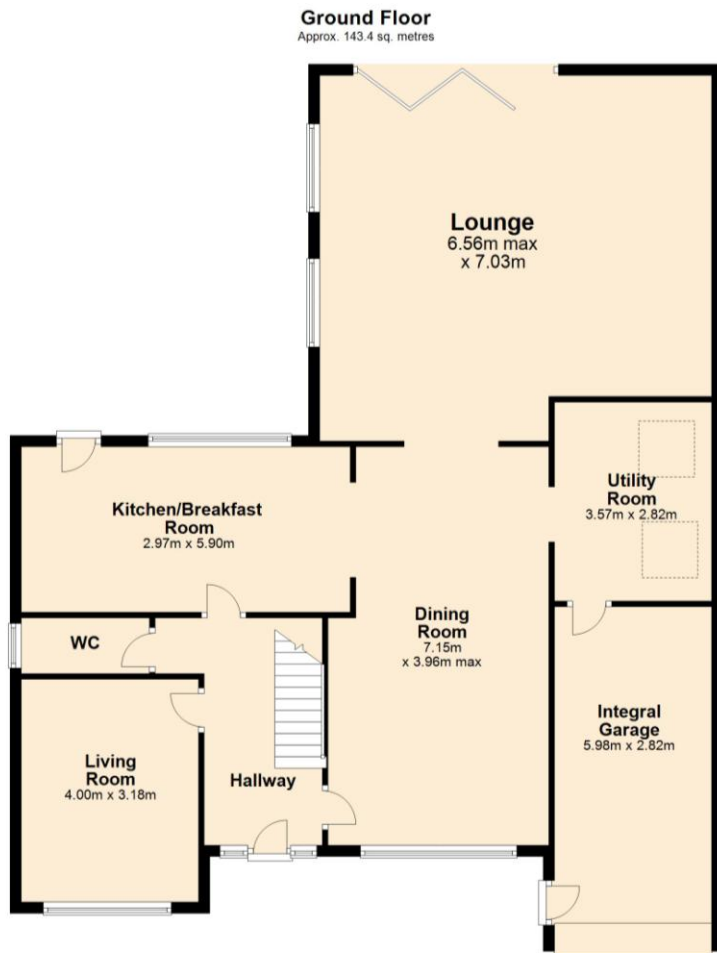
### GARDENS AND GROUNDS

- \* A broad, block paved parking area fronts the property with space for a number of cars
- \* Access into the integral garage (approx. max XXm x XXm) via a roller-type door
- \* Gated entrance, to one side, leads in to the rear garden
- \* Well proportioned garden to rear, enclosed by fencing to three sides
- \* Very generous paved patio seating area with large lawn beyond
- \* To the rear of the boundary fence is a disused railway line with farmland beyond
- \* The garden enjoys a north-westerly aspect, catching the best of the afternoon and evening sunshine

### TENURE AND SERVICES

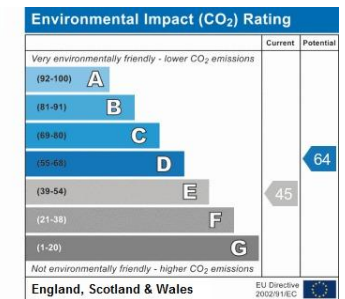
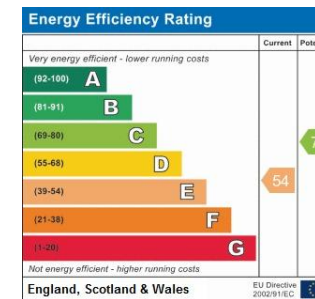
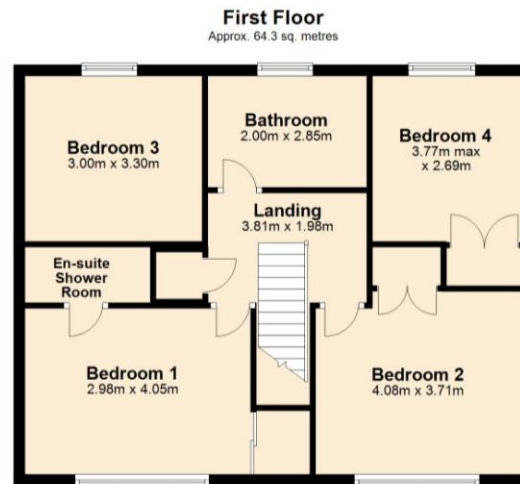
Freehold. All mains services connect to the property. Gas-fired 'combi' central heating.





Total area: approx. 207.7 sq. metres

Plan produced by Watts & Morgan LLP.  
Plan produced using PlanUp.



Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.



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