

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Heol Y Bryn, Rhydyfelin Pontypridd
offers in the region of £595,000

 black

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About the property

An exceptional opportunity to acquire this deceptively spacious detached family home in the sought-after area of Rhydyfelin. The main property features an entrance porch, hallway, spacious living room, open-plan kitchen/dining room, shower room, utility room, and two bedrooms on the ground floor. The lower ground floor offers three additional bedrooms, a conservatory, and a family bathroom.

The property also includes outbuildings, including a self-contained one-bedroom annex with a lounge, bedroom, kitchen, and bathroom. The low-maintenance landscaped gardens feature a spacious garden room/cabin.

Conveniently located within walking distance of local amenities and bus links, the property is a short drive from Pontypridd Town Centre and the train station. Excellent road links to the city centre are provided by the nearby M4 and A470, making it an ideal location for commuters. Viewing is essential!

Accommodation

Entrance Porch

Enter via opaque double glazed door to porch. Two UPVC double glazed windows to side elevation. Radiator. Glazed door to hallway.

Hallway

Glazed doors to lounge, kitchen, shower room, storage cupboard, bedrooms three and five and utility room.

Living Room

22' 3" x 20' 7" max (6.78m x 6.27m max)

Spacious living room with UPVC double glazed French doors to the rear elevation and leading onto a decked area. UPVC double glazed window to the rear elevation. Feature spiral staircase to lower ground floor. Glazed double doors to kitchen/dining room.

Kitchen/Dining Room

25' 9" x 10' 4" (7.85m x 3.15m)

Spacious open plan kitchen/dining room which is well equipped with a range of base units with laminate worktops incorporating a one and a half stainless steel sink and drainer. Integrated Bosch electric oven and 5 ring gas hob. Plumbing for dishwasher. Heated towel rail. Two UPVC double glazed window to rear elevation.

Shower Room

Comprising close coupled WC, wash hand basin and shower cubicle. Two opaque UPVC double glazed windows to rear .





Utility Room

Fitted with a good range of base units with laminate worktops incorporating a one and a half stainless steel sink bowl and drainer. Wall cupboards. Plumbing for washing machine and dryer. UPVC double glazed window to side elevation.

Bedroom Three

16' 8" x 6' 7" (5.08m x 2.01m)

UPVC double glazed window to side and French doors to front elevation. Radiator.

Bedroom Five

11' 8" x 6' 7" (3.56m x 2.01m)

UPVC double glazed window to front elevation. Radiator.

Lower Ground Floor Hallway

Doors to bedrooms, bathroom and storage cupboard.

Bedroom One

19' x 13' (5.79m x 3.96m)

UPVC double glazed patio doors to rear garden. Two radiators. Fitted wardrobes with sliding doors.

Bedroom Two/Reception Room

13' x 9' 1" (3.96m x 2.77m)

UPVC double glazed patio doors to conservatory. Radiator.



Conservatory

UPVC double glazed conservatory with french doors to rear. Radiator.

Bedroom Four

11' 8" x 5' 9" (3.56m x 1.75m)

UPVC double glazed window to side elevation. Radiator.

Bathroom

Comprising double shower, Jacuzzi bath, double wash hand basins set in vanity unit with storage. Tiled walls. Ceramic tile flooring.

Annex

Living Room

14' 7" x 11' 2" (4.45m x 3.40m)

Bedroom

11' 4" x 7' 3" (3.45m x 2.21m)

UPVC double glazed window to side elevation

Kitchen

Base units with laminate worktop incorporating hob, sink and drainer. UPVC double glazed window to rear elevation.



Bathroom

Comprising bath, close coupled WC and wash hand basin. UPVC double glazed window to side elevation.

Outside

Set in private and enclosed gardens approved via gated access to the driveway. The gardens are terraced and low maintenance including a decked area,, areas laid to artificial grass and patio. Large wooden cabin which would make an ideal office or further accommodation.

Outbuilding/Cabin

44' 2" max x 11' max (13.46m max x 3.35m max)
Spacious open plan room with windows and a bar area.







Lower Ground Floor



Ground Floor



Annex



Outbuilding

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

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