



**£340,000**  
freehold

**Ynysddu,  
PONTYCLUNCF72 9UA**

- EPC Rating: D
- Quiet Cul De Sac
- Modern Kitchen, Bathroom and En Suite
- Off Road Parking For Two Cars
- Enclosed Landscaped Garden To Rear







**peter  
alan**



## About The Property

A beautifully presented, modern and move in ready four bedroom detached family home on the highly requested and ever desirable Ynysddu development. This stunning home is positioned on a quiet cul de sac tucked away with a larger than average garden to the rear. Positioned within walking distance to both Pontylcun and Talbot Green village, and easy commute for those with children in 'Y Pant Comprehensive School'. The property benefits from two reception rooms, ultra-modern kitchen/breakfast room and a landscaped enclosed garden to the rear.

Internally the property accommodation briefly comprises; entrance hall, lounge/dining room, sitting room, cloakroom, kitchen/breakfast room and utility room.

To the first floor you will find three double bedrooms with one single bedroom currently used as an office by the current owners and the family bathroom. The master bedroom further benefits from an en suite shower room.

Outside the property benefits from a driveway to the front with parking off road for two cars. The remainder of the front garden is laid to lawn. Side access leads you to an enclosed landscaped garden offering a raise patio area ideal for outside dining with the remainder laid to lawn. A detached outbuilding can also be found providing additional storage.

## Accommodation

### Entrance Hall

Enter into hallway. Staircase leading to first floor. Access to sitting room and lounge/dining room.

### Sitting Room

Feature electric fire. Window to front.

### Lounge/dining Room

26' 3" x 12' 2" ( 8.00m x 3.71m )

Open plan lounge/dining room. Bay window to front. French doors leading to rear garden. Access to cloakroom and kitchen.

### Cloakroom

Fitted with a two piece suite comprising of a WC and wash hand basin.

### Kitchen/breakfast Room

16' 2" max x 16' max ( 4.93m max x 4.88m max )

Fitted with a range of base and eye level units with contrasting worktops over. Inset stainless steel sink unit. Built in double oven, induction hob and hood. Integrated fridge/freezer and dish washer. Built in breakfast bar.

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French doors to rear. Window to rear and door to side.  
Access to utility room.

## Utility Room

Fitted with a range of base and eye level units with contrasting worktops over. Inset stainless steel sink unit plus drainer. Space for washing machine and tumble dryer.

## Landing

Access to all first floor rooms.

## Master Bedroom

13' x 9' 3" ( 3.96m x 2.82m )  
Window to front. Access to en suite.

## En Suite

Fitted with a two piece suite comprising shower enclosure and wash hand basin. Obscure window to side.

## Bedroom Two

9' 6" x 9' 4" ( 2.90m x 2.84m )  
Window to rear.

## Bedroom Three

15' 6" x 8' 4" ( 4.72m x 2.54m )  
Window to rear and front.

## Bedroom Four

7' 2" x 6' ( 2.18m x 1.83m )  
Window to front.

## Bathroom

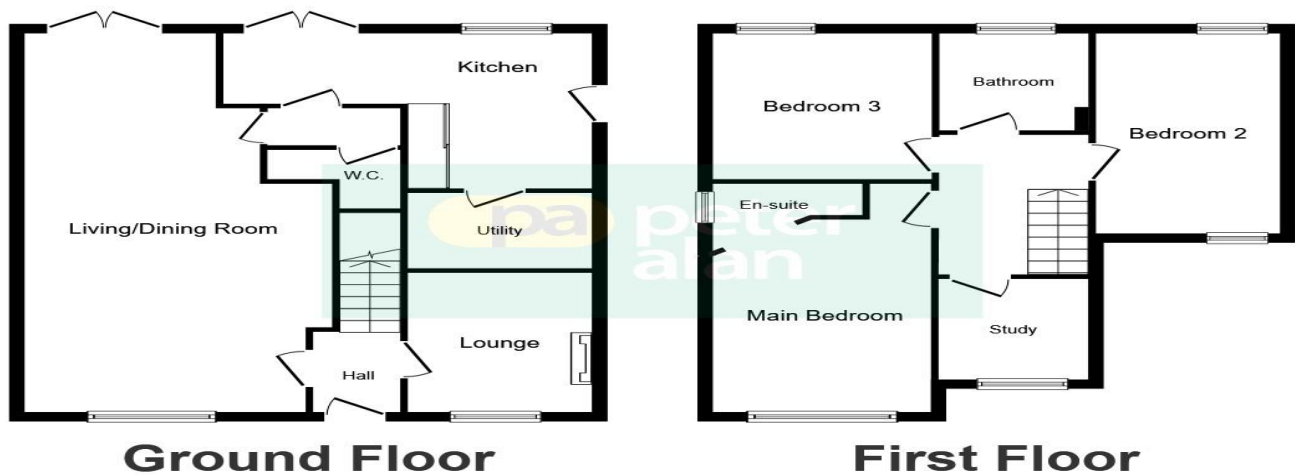
Fitted with a three piece suite comprising of a bath with shower over, WC and wash hand basin. Obscure window to rear.

## Outside

Driveway to the front providing parking off road for two cars. Side access to an enclosed rear garden comprising of paving with the remainder laid to lawn. A detached rendered external building with french doors and a tiled pitched roof, great for storage and used by the current owner as a gym.

## Council Tax

Band E



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