



Ty Crwyn, Church Village Pontypridd

**£400,000** Freehold

**pa** black







# Ty Crwyn, Church Village Pontypridd

An impressive detached property which has been greatly extended to offer six good size bedrooms and four reception rooms. The property is conveniently located for commuters being close to the Church Village Bypass (A4119) which further leads to the M4 (Jct34) and the A470. It is also ideal for families being within some desirable catchment areas for welsh and english schools.

Internally, the accommodation comprises entrance hall, a lounge which leads through to a dining room and conservatory. It separately leads to the kitchen, utility room, cloakroom and an additional sitting room (previously garage)

Upstairs, are six good size bedrooms with the master featuring an ensuite shower room. There is also a family bathroom.

Outside is ample driveway parking, and to the rear is a beautiful enclosed rear garden which backs onto a woodland area ensuring privacy.

The property as a whole can provide flexible and adaptable accommodation for a variety of different needs, and should be viewed to be appreciated.

## Entrance Hallway

Entered via panelled and glazed door. Stairs to first floor. Door to lounge.

## Lounge

13' 5" x 13' 3" ( 4.09m x 4.04m )

UPVC double glazed box window to front. Access to dining room. Door to kitchen. Understairs storage cupboard

## Dining Room

9' 11" x 9' 6" ( 3.02m x 2.90m )

French doors to conservatory.

## Conservatory

French doors open to the garden.

## Kitchen

11' 7" x 9' 1" ( 3.53m x 2.77m )

Fitted with matching range of base and eye level units with worktop space over. Sink with mixer tap. Space for fridge/freezer and dishwasher. UPVC double glazed window to rear. Open to breakfast area with for table and chairs. Door to utility room.

## Utility Room

Space for washing machine and tumble dryer. Wall mounted boiler. Door to cloakroom. External door to garden.

## Cloakroom

Fitted with a two piece suite comprising wash hand basin and close coupled WC. UPVC double glazed obscure window to side.

## Sitting Room

16' 7" x 8' ( 5.05m x 2.44m )

Previously a garage. UPVC double glazed window to







front. Currently used as an additional sitting room but would also make a nice play room, study or additional bedroom.

### Landing

Access to all rooms.

### Master Bedroom

11' 3" x 13' 5" max ( 3.43m x 4.09m max )

UPVC double glazed window to front. Door to ensuite.

### Ensuite

Fitted with a three piece suite comprising shower, vanity wash hand basin and close coupled WC. UPVC double glazed obscure window to front.

### Bedroom 2

11' 2" x 9' 5" ( 3.40m x 2.87m )

UPVC double glazed to rear.

### Bedroom 3

13' 2" x 8' 7" ( 4.01m x 2.62m )

UPVC double glazed to front.

### Bedroom 4

11' 9" x 8' 3" ( 3.58m x 2.51m )

UPVC double glazed to front.









### **Bedroom 5**

8' 4" x 10' 4" max ( 2.54m x 3.15m max )

UPVC double glazed to rear

### **Bedroom 6**

8' 7" x 6' 2" ( 2.62m x 1.88m )

UPVC double glazed to rear.

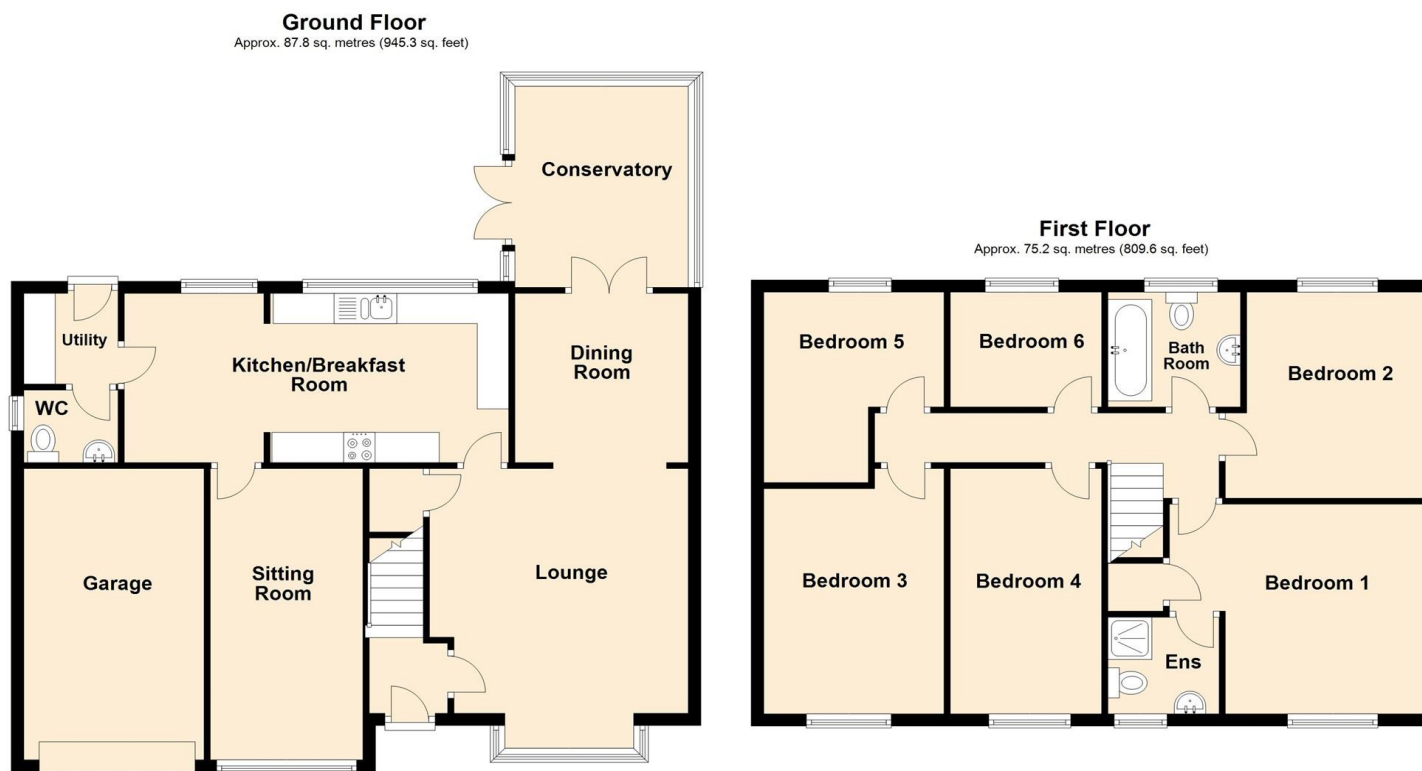
### **Bathroom**

Fitted with a three piece suite comprising jacuzzi style bath, vanity wash hand basin and close coupled WC. UPVC double glazed obscure window to rear.

### **Outside**

Open plan front garden laid to lawn. Driveway provides off road parking. Enclosed rear garden with backdrop of woodland behind. Garden is mostly laid to decking and lawn, plus there is a hardstanding for a hot tub.





13 Talbot Road, Talbot Green, Talbot Green, Mid Glamorgan, CF72 8AD

EPC Rating: C

Property Ref: TAL304553 - 0003



**Note:** While we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. **Tenure:** We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

pa black