



ESTATE AGENTS

... the key to a successful move



Graigwen Road, Graigwen, Pontypridd, CF37 3NW

**Offers in the
region of
£525,000**

* SUBSTANTIAL FARMHOUSE SET IN APPROX 5 ACRES

* STUNNING EXTENSIVE VIEWS

* FOUR BEDROOMS

* EXCELLENT COMMUTER ACCESS

w: www.keysestateagents.co.uk

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ACCOMMODATION

DESCRIPTION

A magnificent property situated in a secluded countryside retreat, however remains only a short distance away from all of the amenities which include a variety of shops, bars and restaurants that Pontypridd has to offer, as well as some excellent transport links such as Pontypridd railway station and the A470 link road which can provide excellent commuter access. The property is set on approximately five acres of land and is able to offer breathtaking views, surrounded by woodland and farmland, the gardens very much make for a tranquil environment from everyday life. The accommodation briefly boasts to the ground floor an entrance hallway, contemporary shaker style kitchen/diner set with a log burner, two further hallways, a shower room and a spacious lounge which is also accompanied with a log burner and French doors. The first floor benefits from a light and airy landing area which offers access to the loft, four double bedrooms and a modern bathroom suite, externally there is a driveway providing off road parking for multiple vehicles, to the rear of the property is a lovely terrace area that has been laid with patio and artificial turf with steps leading down to further garden space that is laid with lawn.

GROUND FLOOR

ENTRANCE HALLWAY

Ceiling light point, UPVC double glazed exterior door, laminate flooring, door to kitchen/diner.



OPEN PLAN KITCHEN DINER 22'3" x 12'11" (6.80m x 3.95m)

Fitted with a range of wall and base units with co-ordinating worktops and centre kitchen island, sink and drainer with mixer tap, plumbing for washer machine, spaces for appliances. Recessed lighting, perspex splashback, laminate wood effect flooring, uPVC double glazed window. Dining area with feature fireplace housing log burner, recessed lighting, laminate wood effect floor, uPVC double glazed french doors to outside



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HALLWAY 1

Ceiling light point, laminate flooring, doors to shower room, lounge/diner and cellar.

SHOWER ROOM 4'8" x 7'10" (1.44m x 2.39m)

Fitted with a three piece suite comprises: separate shower enclosure, wash hand basin set in vanity unit, low level w.c. Ceiling light point, heated towel rail, part pvc panelled walls, laminate wood effect flooring, UPVC double glazed window



HALLWAY 2

Ceiling light point, laminate wood effect flooring, doors to built in storage and lounge/diner, stairs to first floor landing.

LOUNGE 22'3" x 16'3" (6.80m x 4.96m)

Feature fire surround housing log burner, recessed lighting, centre lighting, radiator, UPVC double glazed window to front, UPVC double glazed patio doors to rear garden.



FIRST FLOOR

STAIRS & LANDING

Feature wood and reinforced glass staircase, ceiling light point, doors to four bedrooms and bathroom. loft access with pull down ladder, uPVC double glazed window to rear.



BEDROOM 12'11" x 12'11" (3.96m x 3.96m)

Ceiling light point, radiator, uPVC double glazed window to front aspect

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BEDROOM 9'0" x 11'6" (2.75m x 3.52m)

Ceiling light point, radiator, fitted storage housing hot water tank, UPVC double glazed window to front.

BATHROOM 5'8" x 7'6" (1.75m x 2.31m)

Fitted with a three piece white bathroom suite comprises: Double ended bath with centre waterfall mixer tap, wash hand basin set in vanity unit, low level w.c. Ceiling light point, laminate wood effect flooring, heated chrome towel rail, tiled flooring.



BEDROOM 12'1" x 13'1" (3.69m x 4.00m)

Ceiling light point, radiator, UPVC double glazed window to rear



OUTSIDE



BEDROOM 9'10" x 13'1" (3.01m x 4.00m)

Ceiling light point, radiator, UPVC double glazed window to rear.



GENERAL INFORMATION

Viewings - Strictly by appointment with the selling agents Keys Estate Agents - call 01782 268422

Services

We believe all are available.

Tenure

Assumed to be freehold.

Offer Procedure

All offers should be made directly to Keys Estate Agents and

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should be made before contacting the bank, building society or solicitor as any delay may result in a sale being agreed to another party and survey/legal fees being unnecessarily incurred.

In compliance with the Estate Agents Order 1991 we are obliged to check into a purchaser's financial situation to qualify an offer and financial arrangements. If you are making a cash offer which is not subject to the sale of a property written confirmation of the availability of funds will be required to qualify your offer.


The agent has not tested any of the equipment, fixtures, fittings or services and so can not verify that they are in working order or fit for their purpose. Legal documents have not been checked by the agents to verify tenure of the property.

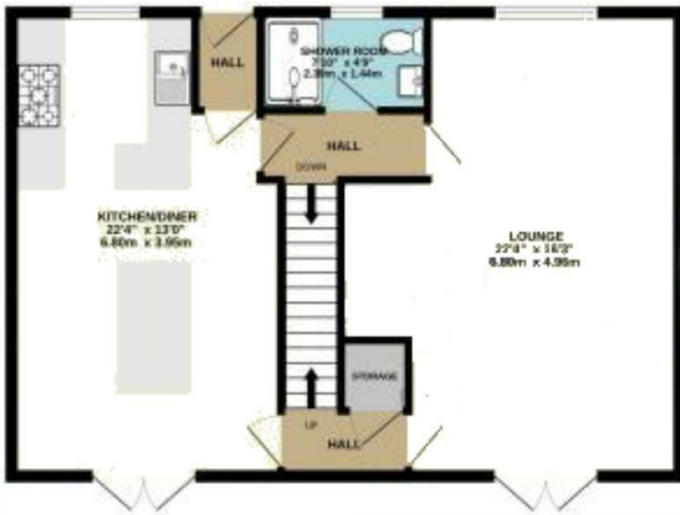
Subject to contract. Vacant possession on completion



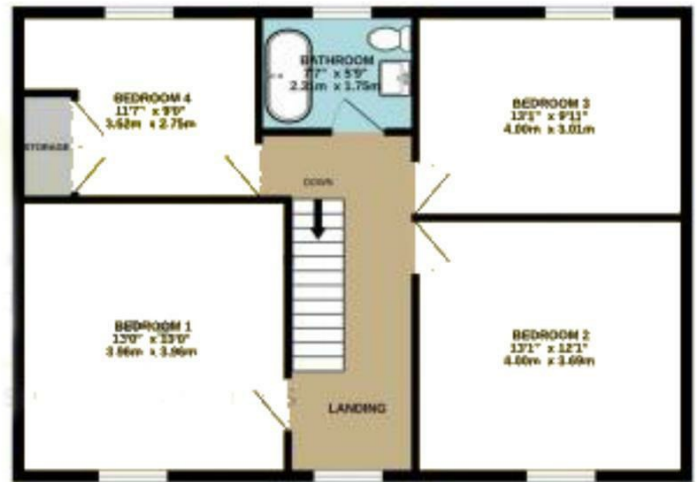
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	34	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Ground Floor



First Floor

*For illustration purposes only (Do Not Scale)

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