



# T Samuel Estate Agents

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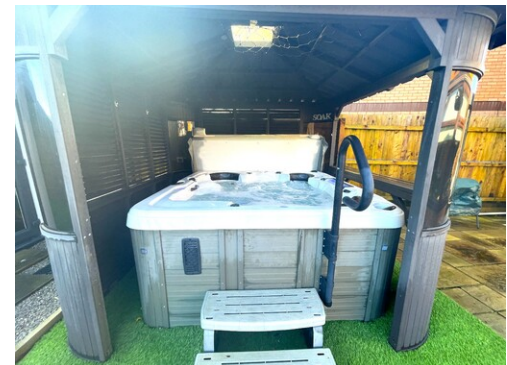
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**Bryn Aur, Coed-y-Cwm  
CF37 3JE**

**FOR SALE  
£326,500**



- **3 BED DETACHED**
- **MODERN SPACIOUS LIVING**
- **RELAXING TRANQUIL OUTDOOR SPACE**



3



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## Property Description

\*\*\* A DELIGHTFUL THREE BED  
DETACHED \*\*\*

You walk into this amazing 3 bed detached property and instantly feel a sense of sophistication and elegance. The spacious rooms are designed with comfort in mind offering a perfect balance of style and cosiness. The modern amenities cater to every need making daily living a breeze. The kitchen is a chef's dream, with top of the line appliances and plenty of space for culinary creations.

The property boasts a beautiful back yard perfect for relaxing or hosting gatherings. An office/gym and your very own hot tub to the rear providing a luxurious retreat after a long day.

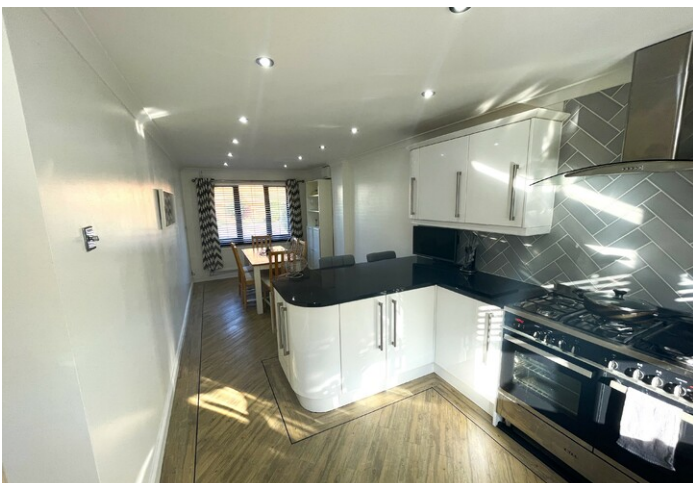
This property truly embodies the perfect blend of sophistication, comfort and convenience. Its place where you can create lasting memories and feel right at home.

We have been advised by the current vendor that the broadband speed is exceptionally good approx 300 mbps and if upgraded to business use could potentially have a download speed of 900 mbps, ideal for anyone working from home. Current Hive system installed.

Close to Pontypridd town centre and has easy access to local shops.

Viewing is highly recommended to appreciate the accommodation on offer.

Accommodation: Entrance porch, lounge, kitchen/diner, conservatory, master bedroom with en-suite, 2 further bedrooms and family bathroom upstairs. To the exterior there is a gym/office, detached utility area and covered pergola with hot tub.





## ENTRANCE HALL

1.91 m x 1.79 m

Entrance via a brown uPVC door. Smooth emulsion ceiling with coving and sunken spotlights. Smooth emulsion walls. Karndean flooring with under floor heating. Chrome power points and light switch. White flat vertical designer radiator. Door leading to lounge.



## LOUNGE

4.76 m x 3.72 m

Feature of the lounge has to be the media wall which has been built by the current owners and has a large inset electric fire making this room feel lovely and cosy. Smooth emulsion ceiling with coving. Smooth emulsion walls. Karndean flooring with underfloor heating. White flat panel vertical designer radiator. Chrome power points and light switches. Double doors to kitchen/diner. Open plan lounge with stairs to the first floor with glass balustrade. uPVC window to the front.

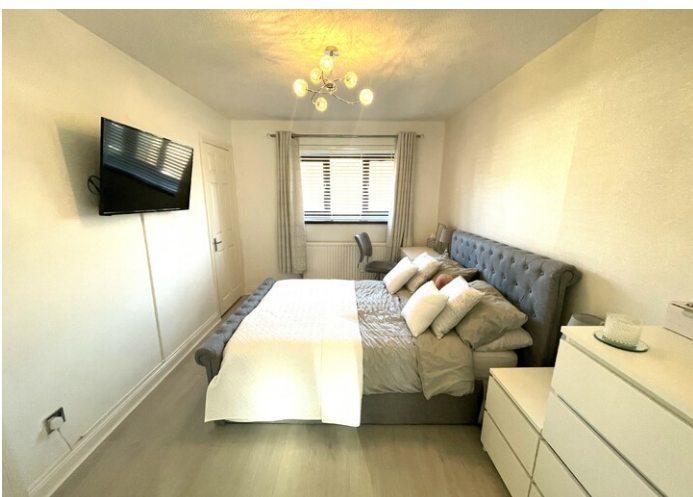


## KITCHEN/DINER

"L" shaped kitchen/diner with lots of space.

Kitchen - 7.51m x 2.79m

Modern kitchen units in white gloss with chrome handles. Black granite work tops with integral sink. Integrated upright Siemens fridge and separate upright Smeg freezer. Integrated Bosch dishwasher. Range cooker to remain with curved chrome chimney extractor hood above. Smooth emulsion ceiling with coving and sunken spot lights. Smooth emulsion walls with tiles around work surface. Karndean flooring with underfloor heating. Chrome power points and light switches. Door leading to under stairs storage cupboard. Sitting area. Double uPVC doors leading to conservatory. uPVC window to the rear.





Dining area - 4.41m x 2.72m

Smooth emulsion ceiling with coving and sunken spotlights. Smooth emulsion walls. Karndean flooring with underfloor heating. Radiator. Chrome power points and light switch. uPVC window to the front.

### CONSERVATORY

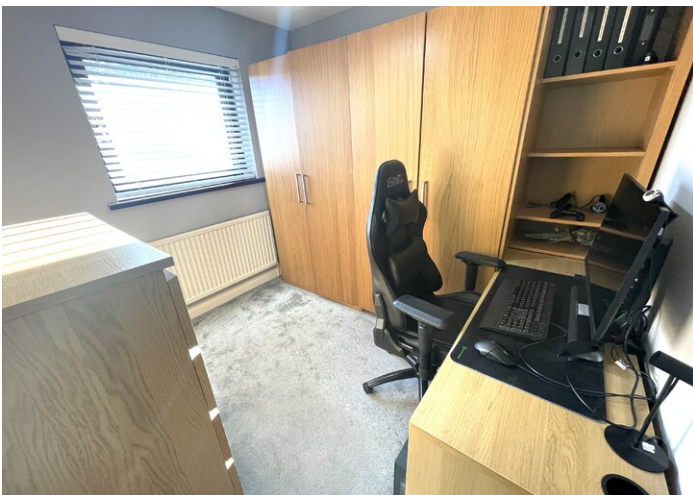
3.38 m x 3.10 m

A beautiful addition to this home is the conservatory with dwarf wall and full glass above. It offers the perfect balance of natural light, comfort and convenience. Polycarbonate roof. Karndean flooring with underfloor heating. Radiator. Power points. uPVC door to exterior.



### LANDING

Smooth emulsion walls and ceiling. Carpet flooring. Attic access. Door to storage cupboard. Doors leading to three bedrooms and family bathroom.



### UPSTAIRS FAMILY BATHROOM

1.98 m x 1.80 m

Three piece suite in white comprising bath with shower over head and glass shower screen, wc and wash hand basin with vanity unit Tiled walls. Smooth emulsion ceiling with sunken spotlights. Tiled flooring. Chrome wall mounted designer towel radiator. uPVC window with frosted glass to the rear.





## MASTER BEDROOM

3.88 m x 2.92 m

Stipple artex ceiling. Smooth emulsion walls with one wallpapered as a feature. Laminate flooring. Door to built in storage cupboard. Door to en-suite. Radiator. Chrome power points and light switch. uPVC window to the front.



## EN-SUITE

1.86 m x 1.68 m

Enclosed shower cubicle, w.c and wash hand basin with vanity unit. Mirror above vanity unit. Tiled walls. Smooth emulsion ceiling with sunken spotlights. Tiled flooring. Chrome wall mounted designer towel radiator. uPVC window to the rear with frosted glass.



## BEDROOM 2

3.59 m x 2.97 m

Stipple artex ceiling. Smooth emulsion walls. Carpet flooring. Radiator. Chrome power points and light switch. Door to built in storage cupboard. uPVC window to the front.



## BEDROOM 3

2.73 m x 2.67 m

Stipple artex ceiling. Smooth emulsion walls. Carpet flooring. Radiator. Chrome power points and light switch. Door to built in storage cupboard housing combi boiler. uPVC window to the rear.

## GYM/OFFICE

3.93 m x 2.45 m

Multi functional block built with two grey uPVC windows to the side and uPVC french doors. Rubber mat flooring. Emulsion ceiling and walls. Power points. Air conditioning unit.



## UTILITY AREA

There are three sections to the utility room making this suitable for multi purposes.

1.84m x 1.74m

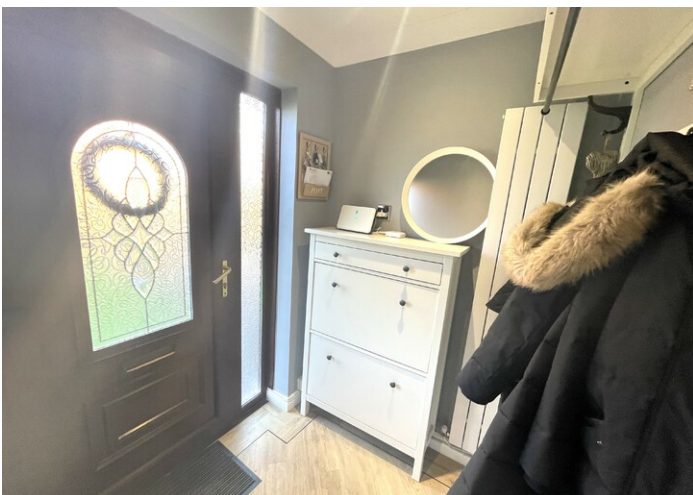
Access to this room via a uPVC door from the front of the property. Non slip flooring. smooth emulsion walls and ceiling. Power points. Door leading to shower area.

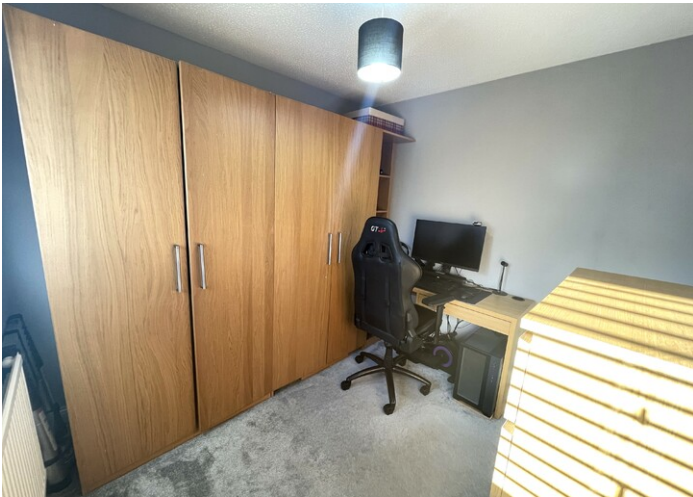
1.92m x 1.62m

Enclosed shower cubicle with w.c. Non slip flooring. Smooth emulsion ceiling with sunken spotlights. Smooth emulsion walls. Door leading to utility area.

1.74m x 1.46

Plumbed for automatic washing machine. Black work surface. Power points. Non slip flooring. Smooth emulsion walls and ceiling. uPVC door to rear garden area.





## EXTERIOR

Front - Block paving driveway. Artificial lawn area enclosed with hedges. Wooden gates with access to both sides of the property.

Rear - Large patio area. Artificial lawn section with a further area which is laid to patio with decorative surrounding wall, perfect for sitting and admiring the view of the garden. Covered Pergola with large hot tub which will be remaining. Perfect relaxation area. Block built gym/office. Access to utility area.

### Misdescriptions Act 1991

The Agent has not tested any apparatus, equipment fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the tenure of a property are based on information supplied by the seller. The Agent has not had sight of the documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

### Data Protection Act 1998

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## EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		86
(69-80)	<b>C</b>	70	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			

## FLOORPLAN