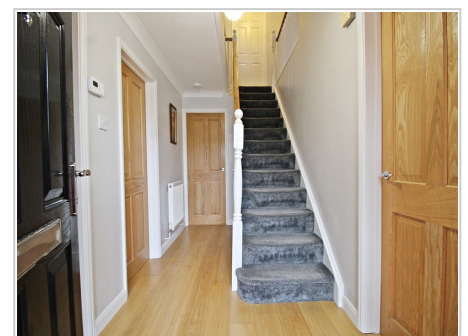


145 Parc Nant Celyn
Efail Isaf
Pontypridd
Rhondda Cynon Taff
CF38 1AA

£520,000



- EXTENDED FOUR BEDROOM PROPERTY
- EXCEPTIONALLY WELL PRESENTED
- DOUBLE GARAGE
- IMPRESSIVE REAR GARDEN
- SOUGHT AFTER LOCATION



Ref: PRA11405

Viewing Instructions: Strictly By Appointment Only

General Description

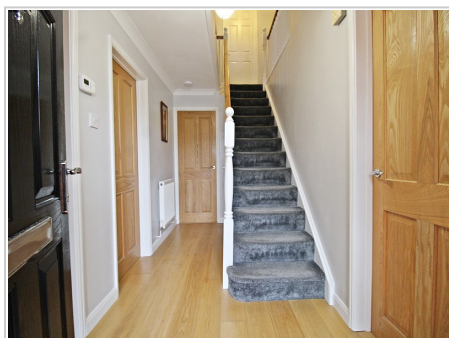
Welcome to 145 Parc Nant Celyn presented immaculately throughout and extended. This 4 bedroom detached home boasts a double driveway with a double garage, positioned in the sought after village location of Efail Isaf.

Occupying a generous plot in a superb spot with the added benefit of being close to various local amenities, including shops, pubs, cafes and great road links to Pontyclun and Cardiff.

The property boasts to the ground floor a 25 foot lounge/diner, high-end kitchen/breakfast room, sun room, two utility areas, one of which was previously a study area. and WC. To the 1st floor you will find an impressive master bedroom with en-suite, three further bedrooms and family shower room.

Externally the property offers ample parking to the front and generous double garage, to the rear is a generous, landscaped garden.

Accommodation



Hallway (12' 11" Max x 6' 2" Max) or (3.93m Max x 1.87m Max)

Entered via panelled and glazed door to hallway with stairs to the first floor. Composite wood flooring.



Lounge/diner (25' 4" Max x 11' 5" Max) or (7.72m Max x 3.47m Max)

Generous 25ft Lounge/diner with composite wood flooring. Triple glazed window to front and double glazed patio doors opening on to the rear garden. Feature fire surround with gas fire.



WC (6' 7" Max x 2' 10" Max) or (2.0m Max x 0.87m Max)

Two piece suite with WC and wash hand basin with mixer tap, window to side and composite wood flooring.



Kitchen/breakfast room (9' 10" Max x 16' 1" Max) or (3.0m Max x 4.89m Max)

Fitted kitchen with a range of wall and base units, granite work top surfaces and inset one and a half bowl sink unit. Built in oven and microwave with warming drawer and induction hob and ceramic tiled floor. Window to the rear and French doors opening to Sun room/ Dining room. Archway to the utility area.



Utility Room (7' 5" Max x 5' 4" Max) or (2.25m Max x 1.63m Max)

Fitted with wall and base units with inset sink, wall mounted gas central heating boiler, granite work surface matching kitchen, plumbing for dishwasher, double glazed door to rear.



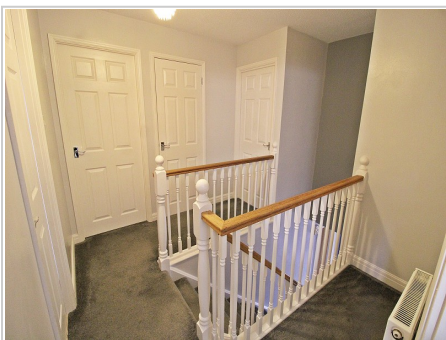
Orangery (9' 9" Max x 11' 11" Max) or (2.97m Max x 3.62m Max)

Sun room/ Dining room with spotlights and French doors to the side opening to rear garden.



Utility/Study (6' 10" Max x 7' 8" Max) or (2.08m Max x 2.33m Max)

Formerly designed as a study, currently owners utilise the space as a handy additional utility area. Plumbing for washing machine and vented for tumble dryer.



Landing

Built in storage cupboard. Access to large loft with pull down wooden ladder, doors to all first floor rooms.



Bedroom 1 (11' 6" Max x 10' 6" Max) or (3.50m Max x 3.20m Max)

Triple glazed window to front along with built in sliding mirrored wardrobes and door to en-suite.



En Suite

Shower cubicle, close coupled w.c and vanity wash hand basin along with window to the front aspect.



Bedroom 2 (12' 2" Max x 9' 2" Max) or (3.70m Max x 2.80m Max)

Bedroom with window to the rear aspect, laminate flooring.



Bedroom 3 (11' 0" Max x 8' 10" Max) or (3.35m Max x 2.68m Max)

Currently used as an office, window to side.



Bedroom 4 (9' 2" Max x 8' 10" Max) or (2.79m Max x 2.68m Max)

Bedroom with built in storage and window to the rear aspect over looking the garden.



Shower Room (6' 11" Max x 6' 8" Max) or (2.11m Max x 2.02m Max)

Previously a bathroom the modern family shower room comprising of: double shower cubicle, close coupled w.c and vanity wash hand basin. Window to rear.



Rear Garden

Generous rear garden with grass lawn alongside a patio area, mature shrub border and pebbled areas. Side access to the front of the house and access to the garage.

Tenure

We have been advised by the Vendor that the tenure is Freehold. References to the Tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor.

Please note: All room sizes are approximate. These sales particulars have been prepared by Hywel Anthony Estate Agents upon the instruction of the vendor(s). Services, fitting and equipment referred to with the sales particulars have not been tested (unless otherwise stated) and no warranties can be given. Accordingly the prospective buyer(s) must make their own enquiries regarding such matters.

Where building work or extensions have taken place, we can confirm that we have not had sight of any planning or building certificates/regulations and are advertising purely on the information provided to us by the vendor. We recommend that you refer any such matter back to your legal representative.

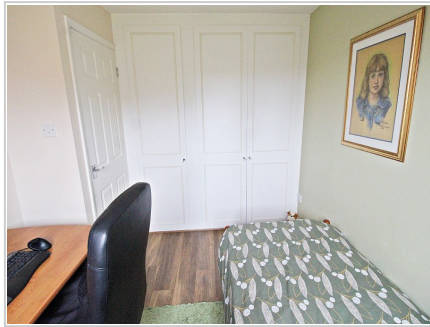
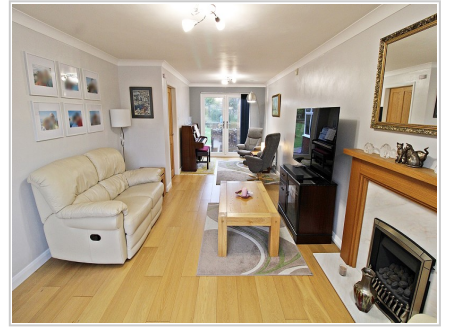
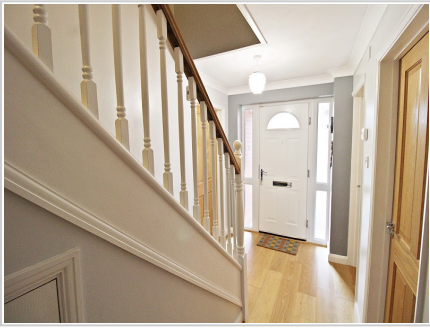
Services

Mains drainage, mains gas, mains water, mains electricity

EPC Rating:72

Council Tax

Band Not Specified






GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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Measurements: indicated are supplied for guidance only and as such must be considered incorrect.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

These particulars are issued in good faith and do not constitute representations of fact or form part of any offer of contract. Information referred to in these particulars should be independently verified by prospective buyers. The deeds or the tenure of the property have not been inspected. Information supplied by the vendor and its accuracy is not guaranteed, nor will we accept responsibility for any error therein. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us.