



**Brynsiriol, Heol Iscoed, Efail Isaf, CF38 1BP**

**Offers In Excess Of £475,000**

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## Offers In Excess Of £475,000



### A Superb Detached Family Home

Nestled in a peaceful and well-connected location, this superbly presented four-bedroom detached home is a standout opportunity for families seeking comfort, space and practical living. With a south-facing landscaped garden, multiple living areas, generous off-road parking, and a wealth of thoughtful features both inside and out, this property ticks all the boxes for modern family life.

### Inviting Living Spaces

On entering the home, you're welcomed by a stylish entrance hall laid with wooden flooring, immediately setting the tone for the tasteful décor throughout. A charming touch under the staircase is a built-in 90-bottle wine storage rack – a practical and elegant feature that makes clever use of space.

The main reception room offers a generous, light-filled lounge – ideal for everyday living or entertaining guests. To the rear, a conservatory with a feature log burner creates a cosy yet versatile second reception space, seamlessly connected to the kitchen. This glazed room offers views and direct access into the stunning garden, making it a perfect space all year round.

### A Kitchen Designed for Entertaining

The kitchen is a practical and stylish heart of the home, complete with glossy red lower cabinets, contrasting white upper cabinetry, sleek white countertops, and light blue tiled splashbacks. It comes equipped with integrated appliances, including a dishwasher, electric oven, microwave oven, and wine chiller, along with a Belfast-style sink and space for both an undercounter fridge and freezer.

Adjoining the kitchen is a dedicated utility room, which features matching units, a dark countertop, and space for a washing machine and tumble dryer. From the next door over, you can access the ground floor WC – an essential convenience for busy family life.

### Comfortable Bedrooms and Practical Storage

Upstairs, the home continues to impress with two well-proportioned bedrooms, each thoughtfully decorated in neutral

tones. The main bedroom benefits from its own dressing area with large built-in double wardrobes and a stylish en-suite shower room.

The main family bathroom is equally impressive, offering a freestanding bathtub beneath a skylight – creating a luxurious space to unwind, dual sinks and a large walk-in shower.

Both bedrooms benefit from eaves storage, while the landing offers an additional open storage space.

The further two double bedrooms are located on the ground floor, offering flexibility for multi-generational living, guest accommodation, or home office use.

### Landscaped Garden Made for Enjoyment

Step outside and you'll find a truly beautiful south-facing landscaped garden, offering a combination of practicality and style. Complete with a paved patio area perfect for alfresco dining or relaxing with friends, enhanced by a black metal gazebo with a translucent roof and side screen for privacy and shelter.

An outdoor pizza oven makes this space ideal for summer entertaining, while lush bamboo plants, a stone table and benches, and a gravel path leading to a scenic field backdrop provide a tranquil escape.

For convenience, the garden is equipped with outside electric sockets and a water tap, while the rear of the property also offers under-house storage – accessed from the side and ideal for garden tools, bikes or seasonal items.

### Garage, Driveway & Gated Access

The home is perfectly suited for multi-car families or those needing extra parking, offering off-road parking for 4+ vehicles on the front drive. The garage features an up-and-over door, and is fitted with lighting and electricity, making it suitable for storage or even as a potential workshop space.

Access to the garage and wood store area is via double gates, allowing for additional privacy and secure storage.



## Secure and Practical Living

The home is fitted with a modern alarm system, offering extra peace of mind. Every feature of this property has been carefully considered to provide a balance of style, function and comfort – from generous storage throughout, to the integrated appliances and efficient layout.

## Location & Local Amenities

The property is situated in a quiet, family-friendly area with excellent access to local amenities. Maesybryn Primary School is within a 15-minute walk, making the school run simple. Local essentials can be found at Efail Isaf Village Shop, just 201 metres away, and the highly regarded Carpenters Arms pub is a short 3-minute stroll for an evening drink or Sunday lunch.

For those with an active lifestyle, Crown Hill Community Gym and Efail Isaf Play Area are also close by, offering something for all ages.

## Transport & Connectivity

Commuters will benefit from excellent transport links. Treforest Estate train station is approximately 10 minutes by car, offering direct routes to Cardiff and beyond. Taffs Well and Trefforest stations are both within a 15-minute drive, while Pontypridd town centre is easily reached within 10–15 minutes. Cardiff city

centre is just 25–35 minutes away, depending on traffic – ideal for city workers or those seeking cultural attractions.

## Summary

With its spacious accommodation, well-designed layout, practical extras, and fantastic outdoor space, this detached family home offers a rare blend of lifestyle and location. Whether you're entertaining friends in the garden, enjoying cosy evenings by the log burner, or simply appreciating the peaceful surroundings, this property is truly one to see.

Contact Harry Harper Sales & Lettings today to arrange your viewing!

## Tenure

We have been advised by the Vendor that the property is FREEHOLD.

## Please Note

All buyers are required to complete a digital Anti-Money Laundering (AML) check via MoveButler as part of the legal compliance process. This is a mandatory requirement, and a £20 fee per person is payable directly to MoveButler. The purchase cannot proceed without successful completion of this check.







| Energy Efficiency Rating                    |  | Current                    | Potential |
|---------------------------------------------|--|----------------------------|-----------|
| Very energy efficient - lower running costs |  |                            |           |
| (92 plus) <b>A</b>                          |  |                            | <b>81</b> |
| (81-91) <b>B</b>                            |  |                            |           |
| (69-80) <b>C</b>                            |  | <b>71</b>                  |           |
| (55-68) <b>D</b>                            |  |                            |           |
| (39-54) <b>E</b>                            |  |                            |           |
| (21-38) <b>F</b>                            |  |                            |           |
| (1-20) <b>G</b>                             |  |                            |           |
| Not energy efficient - higher running costs |  |                            |           |
| England & Wales                             |  | EU Directive<br>2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                                      |           |
|-------------------------------------------------------------------------------------|-----------|
| Current                                                                             | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions                     |           |
| (92 plus) A                                                                         |           |
| (81-91) B                                                                           |           |
| (69-80) C                                                                           |           |
| (55-68) D                                                                           |           |
| (39-54) E                                                                           |           |
| (21-38) F                                                                           |           |
| (1-20) G                                                                            |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions                     |           |
| England & Wales                                                                     |           |
| EU Directive 2002/91/EC                                                             |           |
|  |           |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.