

98 Parc Gellifaelog, Tonypandy, CF40 1DU

£280,000

**** Modern Detached Family Home ** Four Bedrooms ** Gardens, Double Drive & Single Garage ****

Located on the popular Parc Gellifaelog development, close to amenities, train station, schools and A4119. An ideal family home comprising entrance porch, cloaks/wc, lounge, dining room, kitchen/breakfast room with oven & hob, utility room, four bedrooms, master with en-suite shower room and family bathroom.

There are gardens to the front and rear together with double driveway and single garage.

Located at the end of a small, quiet shared drive.

Early viewing recommended.

Entrance Porch



Open plan porch.

Hallway



Panelled entrance door, radiator, staircase to first floor, understairs recess.

Cloaks/WC

WC, wash hand basin, radiator, double glazed window to front.

Lounge 18'0" x 10'11" (5.49 x 3.33)



Double glazed bay window to front, radiator, archway leading into dining room.

Dining Room 11'8" x 9'3" (3.56 x 2.83)



Double glazed french doors leading to the rear garden, radiator.

Kitchen/Breakfast Room 16'5" x 11'8" max 9'1" min (5.02 x 3.56 max 2.78 min)



Fitted with a range of base and wall cupboards with tiled splash backs, stainless steel sink unit, gas hob and electric double oven with extractor hood above, integral dishwasher, two radiators, double glazed window and french doors to the rear garden.

Utility Room

Base storage cupboards to match kitchen, stainless steel sink unit, space for washing machine, wall mounted gas boiler, radiator, half glazed door to side.

First Floor Landing

Double glazed window to side, radiator, airing cupboard.

Bedroom 1 12'0" x 10'9" (3.67 x 3.30)



Double glazed window to front, radiator, fitted wardrobes.

En-Suite Shower Room



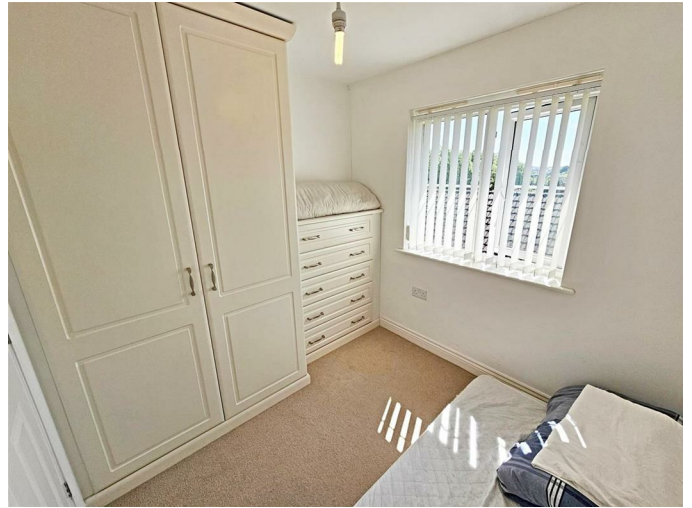
Tiled mains shower cubicle, wc, wash hand basin, radiator, double glazed window to side.

Bedroom 2 10'9" x 9'6" (3.30 x 2.90)



Double glazed window to rear, radiator.

Bedroom 3 8'0" x 7'3" (2.45 x 2.23)



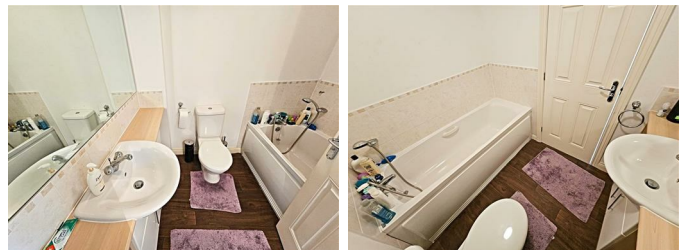
Double glazed window to rear, radiator, fitted double wardrobe and drawer unit.

Bedroom 4 8'9" x 6'8" (2.67 x 2.04)



Double glazed window to front, radiator, fitted double wardrobe.

Bathroom/WC



White three piece suite comprising panelled bath with shower mixer tap, wc, wash hand basin, radiator, extractor fan.

Outside

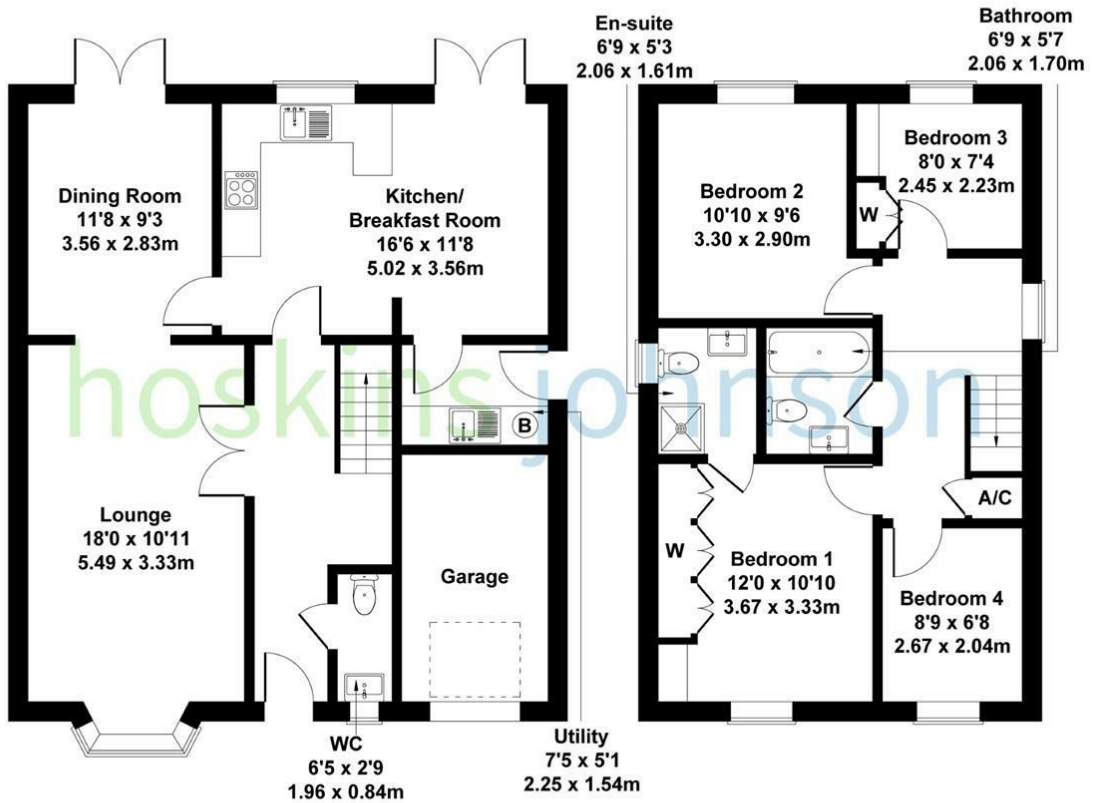


Located at the end of a small, quiet shared drive with open plan lawned garden, double drive and access to single garage.

Side pedestrian access leads to a good size rear garden with paved patio, lawns and decked area (in need of replacing)

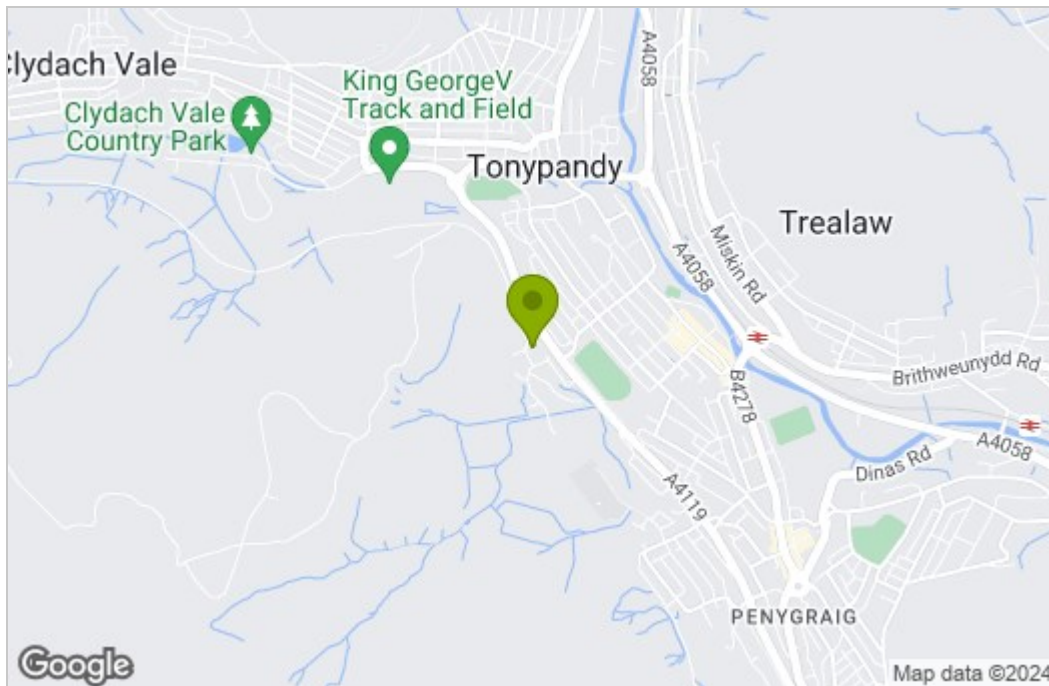
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Approximate Gross Internal Area
1356 sq ft - 126 sq m

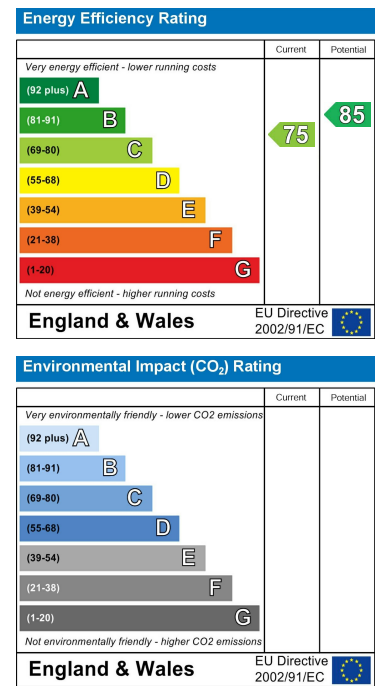


Not to Scale. Produced by The Plan Portal 2023
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Area Map



Energy Efficiency Graph



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