



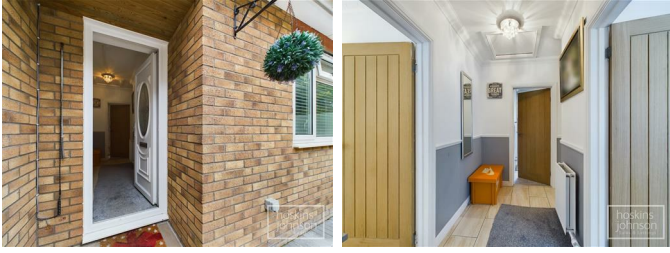
2 Glan Yr Afon , Pontypridd, CF37 3DR

£599,950

360 WALK THROUGH TOUR AVAILABLE

- * Nestled in the charming village of Ynysybwl, this modern detached bungalow offers a delightful countryside retreat. Boasting four bedrooms and two reception rooms, this property provides ample space for a growing family or those who love to entertain.
- * The property features two bathrooms, ensuring convenience and comfort for all residents. With various outbuildings including a paddock, kennels, stables, gym, and workroom, there are endless possibilities for hobbies or even a small business venture.
- * One of the highlights of this bungalow is the stunning woodland views overlooking the tranquil Nant Clydach stream. Imagine waking up to the sound of nature and enjoying your morning coffee with such a picturesque backdrop.
- * Parking will never be an issue with space for numerous vehicles, making it convenient for both residents and guests. The private location of the property offers peace and tranquillity, perfect for those seeking a quiet and serene lifestyle.

Entrance Hall



Double glazed entrance door, radiator, covered ceiling, tiled floor, storage cupboard, attic access.

Lounge 18'2" x 14'7" (5.54 x 4.47)



Lovely size main reception room with double glazed french doors and windows looking over the garden, two double glazed windows to front, two radiators, covered ceiling, wood flooring, log burner with oak mantle and tiled hearth.

Dining Room 15'8" x 12'9" (4.78 x 3.91)



Double glazed french doors and windows to front, radiator, covered ceiling, tiled floor, open plan to kitchen

Kitchen 17'10" x 9'2" (5.45 x 2.80)



An excellent size kitchen with a range of base and wall cupboards with tiled splash backs, porcelain sink, gas/electric range cooker with extractor hood above, space for washing machine and fridge/freezer, wall mounted gas combination boiler, tiled floor, covered ceiling, storage cupboard, two double glazed windows to rear.

Utility Room 11'3" x 4'9" (3.45 x 1.46)



Space for washing machine and tumble drier, radiator, covered ceiling, tiled floor, double glazed window and half glazed door to rear.

Cloaks/WC

WC, wash hand basin, radiator, covered ceiling, tiled floor, double glazed windows to side and rear.

Shower Room



Modern suite with walk in shower with rainfall shower head and separate hand held attachment, wc, wash hand basin, part tiled walls, tiled floor, chrome heated towel rail, covered ceiling, double glazed window to rear.

Bedroom 1 13'6" x 8'5" (4.13 x 2.58)



Double glazed french doors to side, radiator, ceiling spotlights.

Bedroom 2 15'8" x 9'5" (4.78 x 2.89)



Two double glazed windows to front, two radiators, ceiling spotlights.

Bedroom 3 15'9" x 10'1" (4.81 x 3.09)



Skylight, radiator, ceiling spotlights, ladder leading upto mezzanine level.

Mezzanine Level 10'1" x 9'0" (3.09 x 2.76)

Skylight and radiator.

Bedroom 4 10'7" x 9'8" (3.25 x 2.97)



Double glazed window to front, radiator, coved ceiling, built in wardrobes.

Bathroom



Modern white suite comprising double ended bath with shower mixer taps, twin wash hand basins, wc, part tiled walls, chrome heated towel rail, ceiling spotlights, skylight.

Outside



Nestled at the end of a small driveway with ample parking for numerous vehicles.

Various seating areas with the highlight being a decked area with woodland views and overlooking the Nant Clydach stream, there is also a lawned area with paved seating

The property is set in grounds of approximately 1 acre with various outbuildings including internal & external kennels (8.21 x 5.37m and 4.40 x 4.32m), gym (4.38 x 3.26m), work room (4.40 x 3.28m) and a good size paddock with two stables and hay store.

Floor Plan

Floor 0 Building 1

Floor 1 Building 1

Floor 0 Building 2

Floor 0 Building 3

Approximate total area[®]
241.89 m²
2603.68 ft²

Reduced headroom
7.95 m²
85.57 ft²

(1) Excluding balconies and terraces

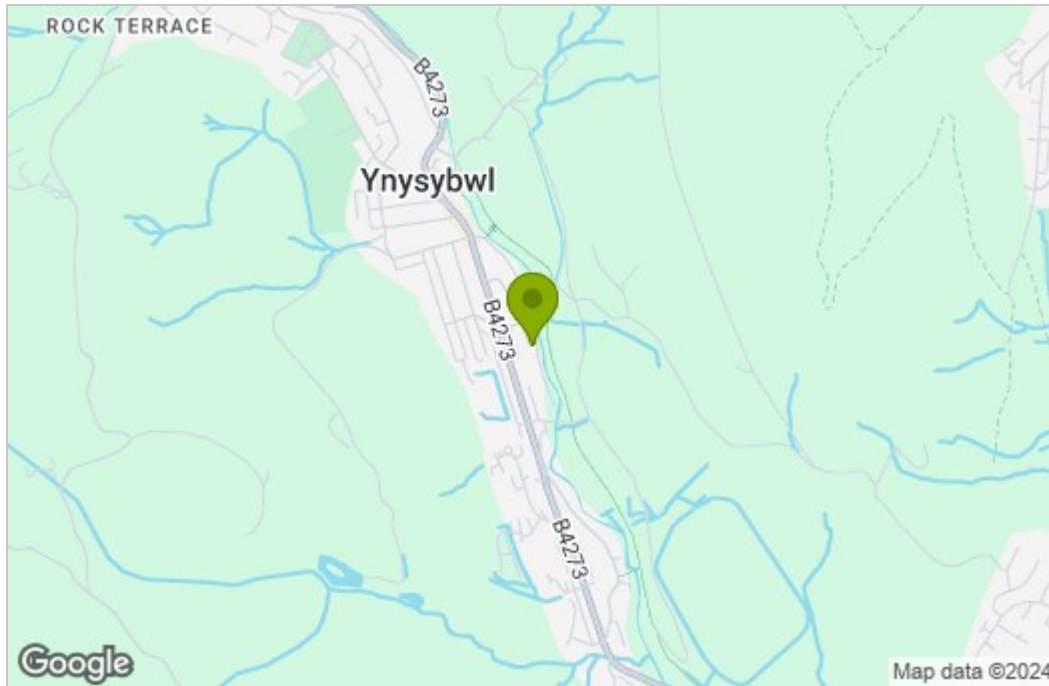
Reduced headroom
..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	

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