



106 Parc Gellifaelog, Tonypany, CF40 1DU

£310,000

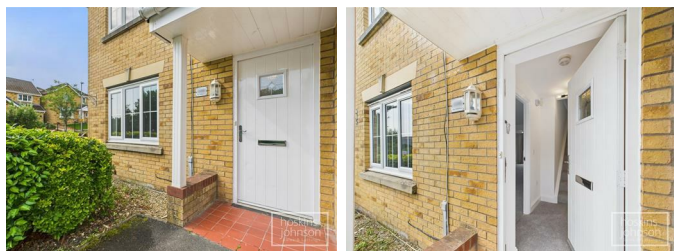
Nestled in the charming area of Parc Gellifaelog, Tonypany, this modern detached family home offers a perfect blend of comfort and convenience. With its prime location, residents will find themselves just a stone's throw away from local amenities, main roads, and the M4 motorway, making it an ideal choice for those who appreciate both urban and rural living.

The property boasts four spacious double bedrooms, each thoughtfully equipped with fitted wardrobes, ensuring ample storage space for all your needs. The two well-appointed reception rooms provide versatile living areas, perfect for entertaining guests or enjoying quiet family time. The heart of the home is the inviting kitchen/breakfast room, where culinary delights can be prepared and shared with loved ones.

In addition to the family bathroom, the property features an en-suite shower room, offering convenience and privacy for the master bedroom & a useful ground floor wc. Outside, the home benefits from parking for up to three vehicles, a valuable asset in today's busy world.

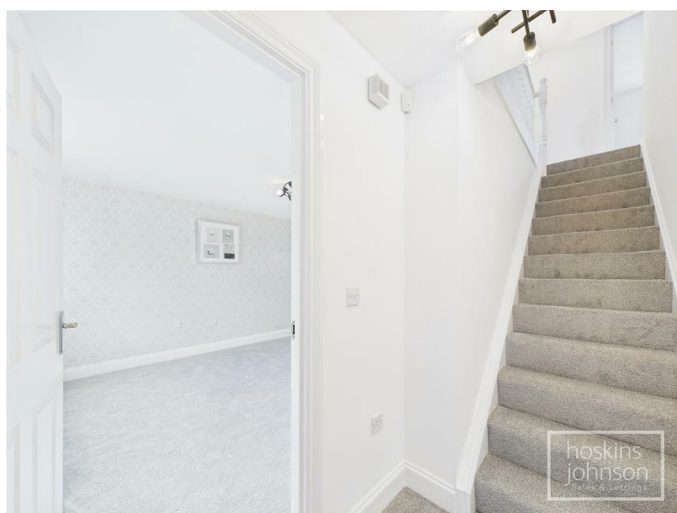
This delightful house is not just a place to live; it is a sanctuary for families seeking a modern lifestyle in a picturesque setting. With countryside walks nearby, you can enjoy the beauty of nature while still being close to the conveniences of town. This property is a must-see for anyone looking to make a new home in a welcoming community.

Entrance



Enter via a panelled entrance door.

Hallway



Radiator, staircase to first floor.

Living Room 14'7" x 12'4" (4.45 x 3.76)



Double glazed window to front, radiator, understairs storage cupboard, open plan to dining room.

Dining Room 11'3" x 8'0" (3.44 x 2.44)



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

Kitchen/Breakfast Room 11'5" x 10'9" (3.48 x 3.29)



Modern kitchen with new doors to be fitted, comprising base and wall cupboards with tiled splash backs, stainless steel sink unit, gas hob with extractor

hood above, double oven, space for dishwasher and fridge/freezer, radiator, double glazed window to rear.

Utility Room

Space for washing machine and tumble drier, concealed gas boiler, radiator, double glazed window to side, half glazed door to rear.

WC



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

First Floor Landing



Attic access, storage cupboard.

Bedroom 1 11'9" x 9'10" (3.59 x 3.00)



Double glazed window to rear, radiator, fitted wardrobes.

En-Suite Shower Room



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

Bedroom 2 11'6" x 8'9" (3.53 x 2.68)



Double glazed window to front, radiator, fitted wardrobes.

Bedroom 3 10'8" x 10'0" (3.26 x 3.06)



Double glazed window to rear, radiator, fitted wardrobes, airing cupboard.

Bedroom 4 9'7" x 9'2" (2.93 x 2.80)



Double glazed window to front, radiator, fitted wardrobes.

Bathroom



White three piece suite comprising panelled bath with panelled walls, wc, wash hand basin, part tiled walls, radiator, double glazed window to front.

Outside



Located on an end plot with front garden with lawn and bushes.

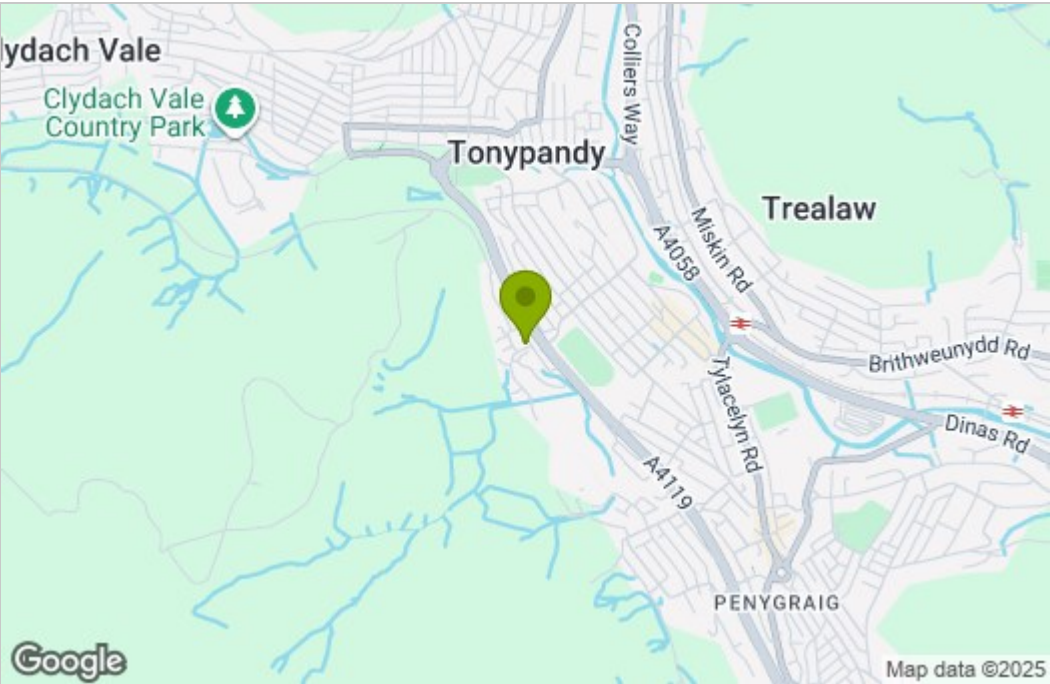
Double drive providing off road parking and giving access to garage (5.31 x 2.62) with power and light.

Rear garden with patio area and raised lawns with wrought iron fencing.

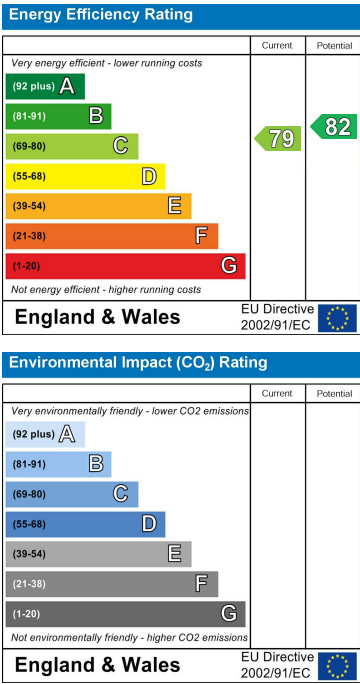
Floor Plan



Area Map



Energy Efficiency Graph



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