

# 4 Waun Hir Cottages

Efail Isaf | Pontypridd | CF38 1AS

**Semi-Detached House | Offers In Excess Of £349,950**



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# PROPERTY DESCRIPTION

**\*\* TRADITIONAL COTTAGE WITH BALCONY AND VIEWS \*\*** A traditional and extended semi-detached cottage set in the heart of Efail Isaf village, retaining many original features. The property briefly comprises hallway, sitting/dining room, kitchen/breakfast room and bathroom. To the first floor there is a 23ft lounge with balcony, three bedrooms and a shower room. To the second floor there is a fourth bedroom. The property also benefits from front, side and rear gardens and undercroft parking. Gas central heating.

- **Tenure** Freehold
- **Council Tax Band** E
- **Floor Area (Approx).** 1,650 sq. ft.
- **Viewing Arrangements** Strictly by Appointment

## LOCATION

This property is situated in the popular village of Efail Isaf and is just over nine miles from Cardiff City Centre. This rural village has a public house, a village hall and a small village store. There are fantastic nearby walks and cycling routes around the Garth Mountain. It is within easy access to the M4 and has primary and secondary schooling plus sporting facilities within a three mile radius.

## ENTRANCE

Entered via two steps to a patio area with planting box. Access to front door. Undercroft parking to side.

## HALLWAY

Entered via uPVC double glazed door, plus uPVC double glazed window to front and window to side. Doors to sitting/dining room, kitchen/breakfast room and bathroom. Ceramic tiled flooring. Radiator. Storage cupboard. Wrought iron spiral staircase to first floor.

## SITTING/DINING ROOM

21' 7" x 12' 4" (6.579m x 3.774m)  
uPVC double glazed window to front, plus additional uPVC double glazed window to rear. Gas fire with wooden surround and tiled hearth. Original feature stone wall and fireplace. Two radiators.

## KITCHEN/BREAKFAST ROOM

23' 4" x 9' 1" (7.125m x 2.781m)  
Two uPVC double glazed windows to rear. uPVC double glazed bi-fold doors to side garden. A range of base and eye level units incorporating one and a half under counter stainless steel sink with drainer and mixer tap and granite work surfaces. Fitted Range cooker. Space for American fridge/freezer, washing machine and tumble dryer. Ceramic tiled flooring. Breakfast bar. Space for table and chairs. Radiator.

## BATHROOM

6' 9" x 5' 9" (2.078m x 1.768m)  
Obscure window to side. Tile panelled bath with handheld shower attachment. Low level wc. Pedestal wash hand basin. Storage

cupboard. Part tiled walls. Ceramic tiled floor. Heated towel radiator.

## FIRST FLOOR

### LANDING

uPVC obscure double glazed window to front. Doors to lounge, three bedrooms and shower room. Loft access with generous storage space, separate from the second floor. Radiator. Door to second floor/bedroom four.

### LOUNGE

23' 1" x 13' 10" (7.043m x 4.237m)  
Two uPVC double glazed windows to side with field views, plus uPVC double glazed window to rear. uPVC double glazed door leading onto the balcony with access to the garden. Two radiators. TV aerial point. Telephone point. Potential to be split into two rooms, also with access to services.

### BALCONY

23' 5" x 5' 7" (7.160m x 1.704m) A decked balcony with wooden balustrade. Gate with steps leading down to the garden.



### BEDROOM ONE

14' 1" x 10' 7" (4.307m x 3.240m)  
uPVC double glazed window to rear. Radiator.

### BEDROOM TWO

12' 6" (max) x 10' 4" (max) (3.813m x 3.159m) uPVC double glazed window to front. Radiator. Fitted wardrobe with hanging and shelf space.

### BEDROOM THREE

12' 3" x 7' 10" (3.756m x 2.399m) uPVC double glazed window to rear. Radiator. Understairs storage cupboard.

### SHOWER ROOM

5' 0" x 5' 0" (1.540m x 1.535m)  
Clear glass block window to landing area. Low level wc. Corner pedestal wash hand basin. Corner shower cubicle. Heated towel radiator.

### SECOND FLOOR

#### BEDROOM FOUR

12' 0" x 9' 6" (restricted headroom) (3.663m x 2.916m) Velux window to rear with views. Radiator. Eaves storage cupboards.

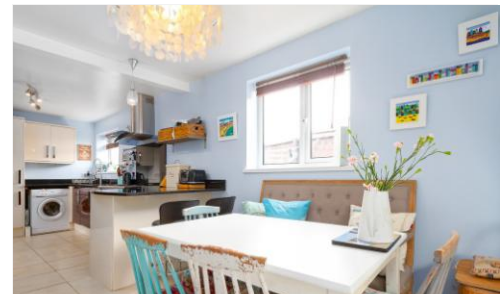
### OUTSIDE

#### SIDE GARDEN

An enclosed and landscaped side garden with paved patio area and laid to lawn. Large decked area. Stairs to first floor balcony. Access to parking area. Outside tap and lighting.

#### REAR GARDEN

Enclosed area with storage shed and space for extra seating.





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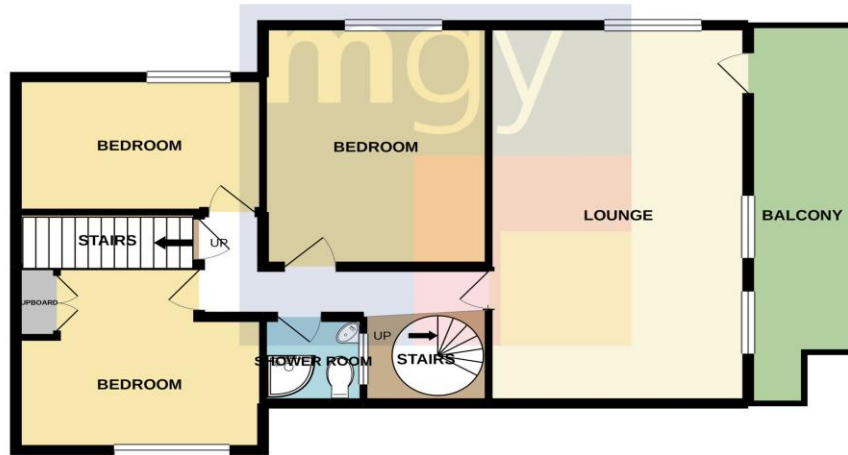


# FLOORPLANS

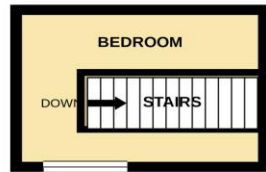
GROUND FLOOR  
789 sq.ft. (73.3 sq.m.) approx.



1ST FLOOR  
748 sq.ft. (69.5 sq.m.) approx.



2ND FLOOR  
113 sq.ft. (10.5 sq.m.) approx.



TOTAL FLOOR AREA : 1650 sq.ft. (153.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</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			
		67	80
England, Scotland & Wales		EU Directive 2002/91/EC	



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