

5 Heol Creigiau

Efail Isaf | Pontypridd | CF38 1BG

Detached House | Asking Price Of £720,000



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PROPERTY DESCRIPTION

**** BEAUTIFULLY DESIGNED ** THREE RECEPTION ROOMS ** GENEROUS PLOT WITH SUPERB VIEWS **** A fantastic opportunity to acquire this exceptional four bedroom detached home set on a peaceful road in Efail Isaf. Immaculately presented throughout with accommodation comprising entrance hallway, lounge, study/sitting room, dining room, kitchen/breakfast/family room, utility room and WC. To the first floor are four bedrooms including the master suite with balcony plus the family bathroom and two en-suites. Spacious front and rear gardens with countryside views. Driveway with parking for numerous cars. Gas central heating.

- **Tenure** Freehold
- **Council Tax Band** H
- **Floor Area (Approx.)** 2,217 sq. ft.
- **Viewing Arrangements** Strictly by Appointment

LOCATION

The property is situated in the popular village of Efail Isaf and is approximately ten miles from Cardiff City Centre. This rural village has a public house, a village hall and a small village store. It has primary and secondary schooling plus sporting facilities within a three mile radius. Conveniently located, it is on the doorstep to some superb countryside walks, and the Church Village Bypass offers commuter access to both the A470 and M4 Motorway. A short drive away is the popular Ceasars Arms Restaurant and Tesco Express supermarket in Creigiau Village.

ENTRANCE

Entered via private driveway via pathway to decorative open porch and oak front door into hallway.

ENTRANCE HALL

16' 9" x 11' 3" (5.129m x 3.452m (max)) Bespoke wood doors leading to all rooms. Wide staircase with glass balustrade leading up to the first floor. Porcelain tiles with underfloor heating. Spotlights. Designer radiator.

LOUNGE

27' 6" x 16' 4" (8.396m x 4.983m) An impressive lounge with vaulted ceiling. uPVC double glazed full width sliding patio doors overlooking the rear garden plus uPVC double glazed windows to front aspect. Bespoke modern STUV fireplace with glass screen and spotlights above. Real wood flooring. Two radiators. Doors to kitchen and hallway.

STUDY/SITTING ROOM

13' 5" x 10' 9" (4.096m (to fitted cupboards) x 3.291m) White high gloss fitted cupboards to two walls. uPVC double glazed window to front. Radiator. Spotlights. This room was converted from the garage. The garage door is still visible from the front of the house. It could be converted back if needed.

DINING ROOM

16' 5" x 11' 8" (5.020m x 3.575m) uPVC double glazed French patio doors to side. Porcelain tiled flooring. Radiator. Spotlights. Doors to hallway and utility.

KITCHEN/BREAKFAST ROOM

22' 6" x 16' 1" (6.868m x 4.904m(max)) An impressive high gloss kitchen with a wide range of base and eye level units incorporating a stainless steel sunken sink, drainer and 'InSinkErator' waste disposal plus a hot tap. 'Silestone' work surfaces. Induction hob with stainless steel and glass extractor fan. Two fitted ovens. Three fitted fridges plus a large drinks cupboard. Integral dishwasher. Breakfast bar with space for five bar stools. Feature uPVC double glazed French doors with and window with superb views to the rear. Ceramic tiled flooring. Spotlights. Doors to utility room, hallway and lounge.

UTILITY ROOM

11' 4" x 5' 2" (3.470m x 1.598m) Fitted cupboards. Stainless steel sunken sink and work surface. Plumbed for automatic washing machine and space for a dryer and extra fridge/freezer. uPVC double glazed window and door to side. Radiator. Ceramic tiled flooring.

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CLOAKS/WC

A bespoke cloakroom with vanity enclosed wash hand basin and WC. Part tiled walls with large mirror. Tiled flooring. uPVC double glazed window to front. Ladder radiator.

FIRST FLOOR

LANDING

A balconied landing overlooking the lounge. Bespoke wood doors to all bedrooms. Designer radiator. Loft access.

MASTER BEDROOM

15' 10" x 11' 4" (4.835m x 3.479m)
Feature uPVC French doors leading out onto a decked balcony overlooking the rear garden and farmland. Layered spotlights. Radiator. Door to en-suite shower room.

EN-SUITE

4' 5" x 5' 10" (1.347m x 1.789m)
Fitted double shower to one wall. Vanity enclosed wash hand basin and low level WC. Ladder radiator. Fully tiled walls and flooring. Under floor heating. Spotlights. Shaver point.

BEDROOM TWO

11' 5" x 11' 5" (3.499m x 3.485m)
uPVC double glazed window overlooking the rear garden and beyond. Radiator.

BEDROOM THREE

15' 9" x 8' 0" (4.820m x 2.451m)
Two uPVC double glazed windows with superb views to front. Radiator.

BEDROOM FOUR

13' 2" x 7' 5" (4.036m x 2.283m)
uPVC double glazed window to front aspect. Radiator. Door to 2nd cloakroom.

2ND CLOAKROOM

Vanity enclosed wash hand basin and WC. Fully tiled walls and flooring. Ladder radiator. uPVC double glazed window to front. Fitted shelf and mirror.

FAMILY BATHROOM

11' 11" x 8' 7" (3.650m x 2.633m)
A bespoke family bathroom with vanity enclose double wash hand basin and WC. Fitted cupboards, drawers and digital mirror. Shaving

point. Panelled bath with rain head shower and glass panel. uPVC double glazed window to rear. Fully tiled walls and flooring. Under floor heating. Ladder radiator. Spotlights.

OUTSIDE

FRONT GARDEN

Manicured front lawn with mature hedge borders. Two pillars lead to the large driveway. EV electric charger for cars. Pathway to front porch. Side access. The garage door has been left but has been converted to the study. It could be converted back if needed. Outside lighting to ground and wall.

REAR GARDEN

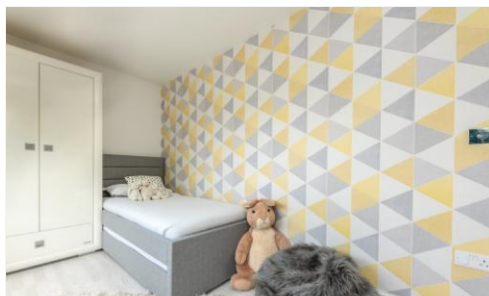
A large rear garden with patio to full width of the house leading into a manicured lawn. Chalet style outhouse with covered barbeque area. Long covered storage area at side of property. Side access. Water tap. Outside power and lights.





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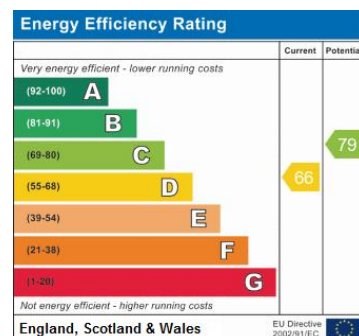
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FLOORPLANS



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Radyr 029 2084 2124

6 Station Road, Radyr, Cardiff CF15 8AA

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