

The Bield, New Road

Ynysybwl | Pontypridd | CF37 3HB

Detached House | £465,000



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PROPERTY DESCRIPTION

A substantial executive style detached residence, set in its own private gardens and grounds, being located approximately three miles to the North West of the historic market town of Pontypridd, at new road, on the B4273. The property is traditionally built with cavity wall elevations finished in face brickwork, overlain with a butterfly shaped roof to provide extensive and spacious accommodation arranged over two floors and comprising two entrance porches / lobby's and a hallway, two receptions, a kitchen diner and kitchen / utility area, five bedrooms (one en suite), a boiler / cloakroom, plenty of storage and a detached games room (formerly a garage). EPC Rating: E.

- **Tenure** Freehold
- **Council Tax Band:** TBC
- **Floor Area (approx.)** TBC
- **Viewing Arrangements** Strictly by Appointment

LOCATION

There is easy access to the A470 / M4, Cardiff and West Wales and the picturesque Brecon Beacons National Park is only 40 minutes drive away, whilst Pontypridd park plays host to the refurbished open air Lido and Swimming Pool complex.

Pontypridd town centre also has a wide range of shops / a retail park and the recently redeveloped, Taff Vale centre is located at the Northern end of the main high street plus there are frequent bus and train services to Cardiff, the valleys and further afield along with a decent choice of local / nearby schools. See the map inlay below for local directions.

GROUND FLOOR LOUNGE/DINER

18' 10" x 10' 7" (5.74m x 3.23m) Access to the ground floor is gained via the rear garden patio and a double glazed light upvc door, leading to the entrance porch with internal doors leading to the lounge / diner and kitchen.

GROUND FLOOR LOUNGE / DINER;

18' 10" x 10' 7" Plus 11' 8" x 9' This is a spacious L shaped room with rear facing patio doors and a side facing window, a feature fireplace, inset ceiling spot lighting, sitting and dining areas, vinyl flooring, access to an internal lobby with access to bedroom two, the boiler room / cloak room, two internal storage cupboards and staircase to the first floor.

KITCHEN

14' x 11' (4.27m x 3.35m) Fitted kitchen to include a range of units finished in beech with contrasting black worktops and tiled walls to the worktop areas, single drainer,

electric cooker point, chimney style extractor fan cooker hood, space for a fridge freezer, three front facing windows. coved and textured ceiling, tiled floor, glazed panel doors and access to bedroom one.

BEDROOM ONE

15' 4" x 12' 6" (4.67m x 3.81m) Side and rear facing windows, coved and textured ceiling, glazed panel door leading to the en-suite bathroom / utility room combined.

ENSUITE BATHROOM/UTILITY ROOM

Comprising a three piece suite finished in pearl white to include a bath with a glazed panel shower enclosure and mixer tap shower, an inset vanity unit wash hand basin and a low level wc, tiled walls to the splash back areas. Plumbing connection for a washing machine, space for a tumble dryer, side facing window, panelled ceiling with inset spot lighting.

LOBBY

Accessed from the lounge / diner, doors to bedroom two and the boiler room / cloakroom, two built in storage cupboards, stairs up to the first floor.

BEDROOM TWO

12' 6" x 12' (3.81m x 3.66m) Two front facing windows, textured ceiling.

BOILER /CLOAKROOM

Boiler and cloakroom combined, gas boiler (not tested), wc and wash hand

basin.

SIDE STORAGE ROOM

Self contained storage room accessed from the rear driveway

FIRST FLOOR MAIN ENTRANCE

Accessed from the front patio with an external private seating area and a canopy porch double door entrance to the hallway.

HALLWAY

Open plan hallway with doors leading to each of the first floor rooms, coved and plaster skimmed ceiling.

LOUNGE

20' x 15' 5" (6.1m x 4.7m) Front facing picture windows, access to the first floor viewing / seating balcony (overlooking the gardens and grounds), coved and plaster skimmed ceiling.

DINING ROOM

16' 9" x 9' 10" (5.11m x 3m) Front facing window, coved and plastered ceiling, access to the kitchen.

KITCHENETTE/UTILITY ROOM

Fully fitted range of units, side and rear facing windows, secondary exit / porch and door leading out to the driveway.

BEDROOM THREE

18' 3" x 10' (5.56m x 3.05m) Front and side facing windows, coved and plaster skimmed ceiling.

BEDROOM FOUR

16' 9" x 13' 7" (5.11m x 4.14m) Front and side facing windows, coved and plaster skimmed ceiling.

BEDROOM FIVE

15' x 9' 7" (4.57m x 2.92m) Front and side facing windows, built in cupboard, coved and plaster skimmed ceiling, access to the staircase leading to the lower ground floor.

BOX ROOM

Accessed from the hallway and ideal for linen storage / cleaning utensils etc.

BATHROOM

Comprising a three piece suite finished in pearl white to include low level bath with a mixer tap shower, inset vanity unit wash hand basin and close coupled wc, tiled walls, side facing window, vinolay flooring, plastered ceiling.

EXTERIOR

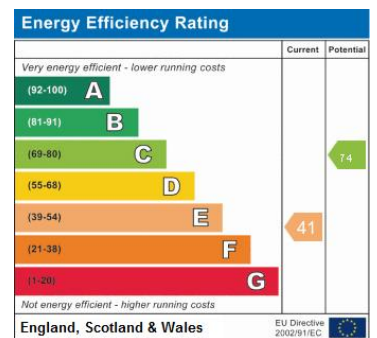
Mature gardens, grounds, several secluded seating / patio areas, vehicular driveway with on site car parking for several cars, access to the games room.

GAMES ROOM

22' 0" x 18' 8" (6.71m x 5.69m) detached games room (formerly a garage) located in the lower garden and grounds.



FLOORPLANS



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