

6 Pen Yr Eglwys,

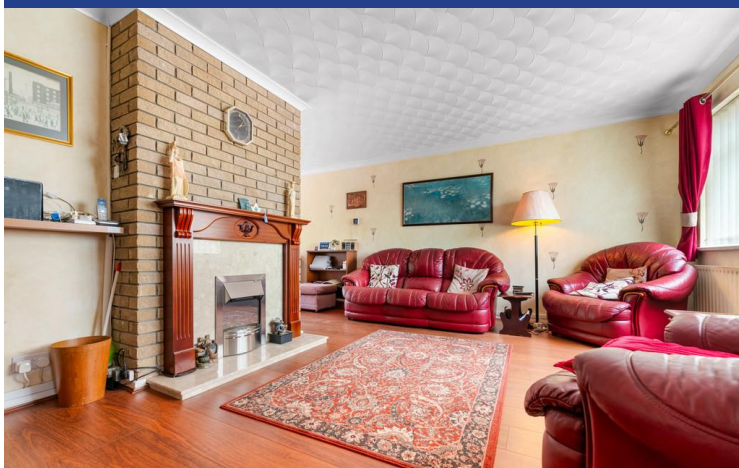
Church Village, Pontypridd, CF38 1UA



Estate Agents and
Chartered Surveyors

Asking Price Of

£350,000



Detached Property

4

2

3

2

Property Description

**** LARGE FOUR BEDROOM DETACHED FAMILY HOME ** GARAGE ** NO CHAIN **** A bright and spacious four bedroom detached family home in the sought after location of church village, being close to amenities and transport links. Entrance hall, cloakroom, lounge opening to the large family dining room, good sized and modern kitchen/breakfast room. To the first floor are four bedrooms, principal bedroom with modern ensuite shower room and a separate family bathroom. Gas central heating. A sizeable tiered rear garden with large paved patio areas and neat beds of plants and shrubs. Driveway to front leading to garage. No chain. EPC Rating: C

Tenure Freehold

Council Tax Band E

Floor Area Approx 1,478 sq ft

**Viewing Arrangements
Strictly by appointment**

LOCATION

Situated within easy access to many amenities including shops, leisure facilities, schools and public transport links and also has nearby links to the A470 and M4 providing easy access to Cardiff City Centre, Vale of Glamorgan, Llantrisant, Bridgend and Pontypridd.

ENTRANCE HALLWAY

Approached via a uPVC entrance door leading to the hallway. Door to lounge. Door to cloakroom. Radiator.

CLOAKROOM

Modern white suite comprising low level wc, vanity wash basin with storage below. Tiled flooring. Acrylic splashback. Obscured glass window to front. Radiator.

LOUNGE

16' 11" x 12' 4" (5.17m x 3.78m)
An excellent sized principal reception with large window to front. Feature fireplace. Staircase to first floor. Laminate flooring. Two radiators.

DINING ROOM

16' 10" x 10' 6" (5.15m x 3.22m)
A large family dining room with patio doors and window to rear. Laminate flooring. Radiator. Door to kitchen.

KITCHEN AND BREAKFAST ROOM

20' 5" x 9' 8" (6.24m x 2.96m)
Well appointed along three sides in cream high gloss handle less fronts beneath round nosed worktop surfaces. Inset 1.5 bowl stainless steel sink with side drainer. Inset five ring gas hob with cooker hood above. Integrated oven. Plumbing for washing machine. Space for tumble dryer. Space for American style fridge freezer. Matching range of eye level wall cupboards. Window to rear. Worktop breakfast bar area. Tiled flooring. Door to patio. Door to inner lobby leading to garage.

FIRST FLOOR

LANDING

Approached via an easy rising staircase leading to the central landing area. Access to roof space. Airing cupboard housing the 'Worcester' combi gas central heating boiler.

BEDROOM ONE

17' 2" x 9' 8" (5.24m x 2.96m)
Overlooking the entrance approach, a good sized principal bedroom. Laminate flooring. Radiator. Door to ensuite.

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ENSUITE SHOWER ROOM

Modern white suite comprising low level wc, vanity wash basin with storage below, double width shower cubicle with chrome 'Mira' shower. Obscured window to rear. Extractor fan. Chrome heated towel rail.

BEDROOM TWO

11' 11" x 9' 10" (3.65m x 3.01m)

Enjoying delightful views to the front, a second double bedroom. Radiator

BEDROOM THREE

11' 2" x 9' 2" (3.42m x 2.80m)

Overlooking the attractive rear garden, a third double bedroom. Laminate flooring. Radiator.

BEDROOM FOUR

7' 7" x 6' 9" (2.32m x 2.07m)

Aspect to front. Radiator.

FAMILY BATHROOM

7' 4" x 5' 4" (2.26m x 1.65m)

White suite comprising low level wc, wash hand basin, bath with 'Mira' shower above and swivel glass shower screen. Recessed spotlights. Obscured glass window to rear. Full wall tiling. Tiled flooring. Chrome heated towel rail.

OUTSIDE

REAR GARDEN

A beautiful rear garden of tiered paved terraces with beautifully maintained central bank tiers of inset plants and shrubs. The large upper tier has central maturing trees and benefits from exceptional mountain views. Paved steps with hand rail. Paved pathway to side leading to front. Outside light. Outside tap.

FRONT GARDEN

A low maintenance but delightful paved patio to the front with decorative paved circular tile. Plants and shrubs to borders. Driveway leading to garage.

GARAGE

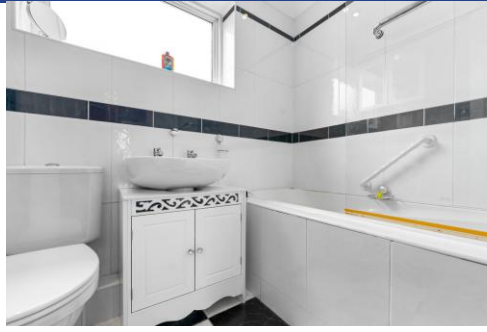
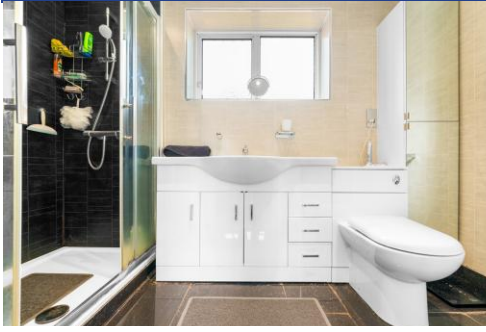
17' 0" x 9' 8" (5.20m x 2.96m)

With roller shutter entrance door. Power and lighting. Internal door to main residence.

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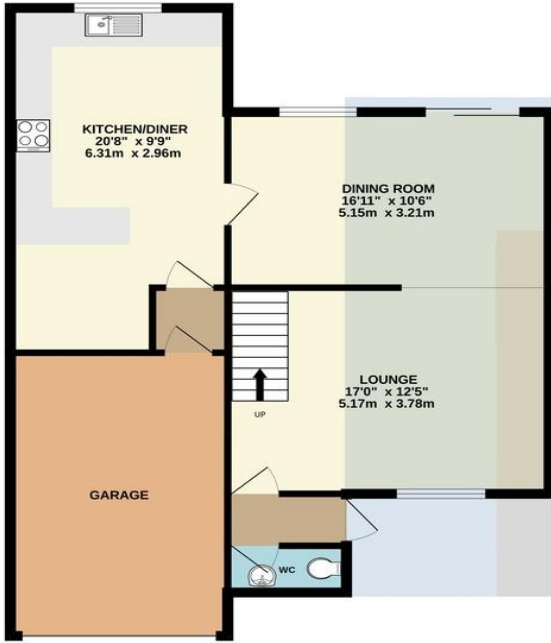


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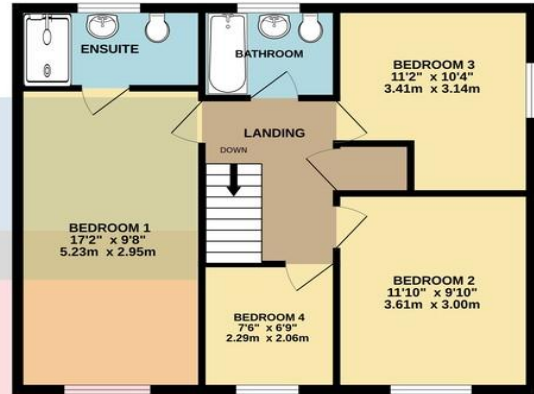


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GROUND FLOOR
857 sq.ft. (79.6 sq.m.) approx.

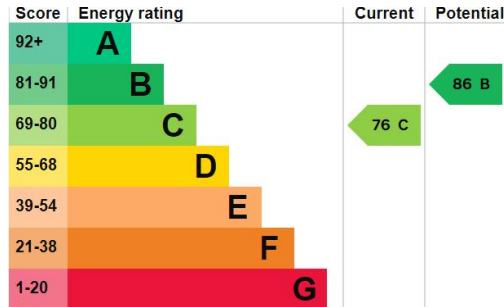


1ST FLOOR
621 sq.ft. (57.7 sq.m.) approx.



TOTAL FLOOR AREA: 1478 sq.ft. (137.3 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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