



## 2 Maes Yr Eglwys, Pontypridd, CF38 1EJ

**£430,000**

Located on an end plot in the ever popular area of Maes Yr Eglwys, Church Village, this superb executive-style detached family home offers an exceptional living experience. With four generously sized bedrooms, each equipped with fitted wardrobes, this property is designed to accommodate the needs of a modern family.

The heart of the home is undoubtedly the quality open-plan kitchen/dining area, which boasts integral appliances and ample space for a dining table, making it perfect for both everyday meals and entertaining guests. The lovely living room features a stylish media wall, creating a warm and inviting atmosphere for relaxation and family gatherings.

This property also benefits from a home office/study, providing space for various activities, whether it be a quiet study, a playroom for children, or a formal sitting area. The layout is thoughtfully designed to ensure comfort and functionality throughout.

Set on a corner plot, the home is surrounded by well-maintained gardens, offering a delightful outdoor space for children to play or for hosting summer barbecues. The tandem driveway & garage provides parking for up to three vehicles.

With its prime location and impressive features, this detached house is an ideal choice for those seeking a spacious and stylish family home in a friendly community. Do not miss the opportunity to make this wonderful property your own.

## Entrance Hall



Half glazed entrance door, radiator, Karndean flooring, storage cupboard, staircase to first floor with oak/glass balustrading and hand rail.

Cloaks/WC

Cloaks/WC



WC, wash hand basin, part tiled walls, radiator, Karndean flooring.

Living Room 17'5" x 10'10" (5.31 x 3.31)



Double glazed window to front, french doors leading out to the garden, two radiators, media wall with flame effect, remote control electric fire, Karndean flooring, feature wall with stone cladding.

Study 10'5" x 7'6" (3.18 x 2.30)



Double glazed window to front, radiator.

Open Plan Kitchen/Diner 16'1" x 10'8" plus 12'8" x 10'4" (4.92 x 3.26 plus 3.88 x 3.17)



High quality kitchen/diner with light grey gloss units and central island and ample space for table and chairs. Inset sink, induction hob with downdraft extractor, integrated oven, microwave, warming drawer, washing machine, dishwasher and tumble drier, radiator, ceiling spotlights, Karndean flooring, double glazed windows to side and rear and half glazed door leading to the garden.

First Floor Landing



Double glazed window to side, attic access, airing cupboard.

Bedroom 1 17'5" x 11'1" (5.32 x 3.38)



Double glazed windows to front and rear, radiator, fitted wardrobes, dressing table and drawers.

### En-Suite Shower Room



Large walk in panelled shower cubicle with overhead rainfall shower and separate hand held attachment, wc, wash hand basin, part tiled walls, chrome heated towel rail, LVT flooring, double glazed window to front.

### Bedroom 2 13'5" x 9'5" (4.09 x 2.89)



Double glazed window to front, radiator, fitted wardrobes.

### Bedroom 3 9'6" x 8'3" (2.92 x 2.52)



Double glazed windows to front and side, radiator, fitted wardrobes.

### Bedroom 4 10'5" x 7'8" (3.20 x 2.34)



Double glazed window to side, radiator, fitted wardrobes, LVT flooring.

### Bathroom



Modern suite in white and comprising P shaped

shower bath with overhead rainfall shower and separate hand held attachment, wc, twin wash hand basins, part tiled walls, chrome heated towel rail, LVT flooring, double glazed window to side.

#### Outside

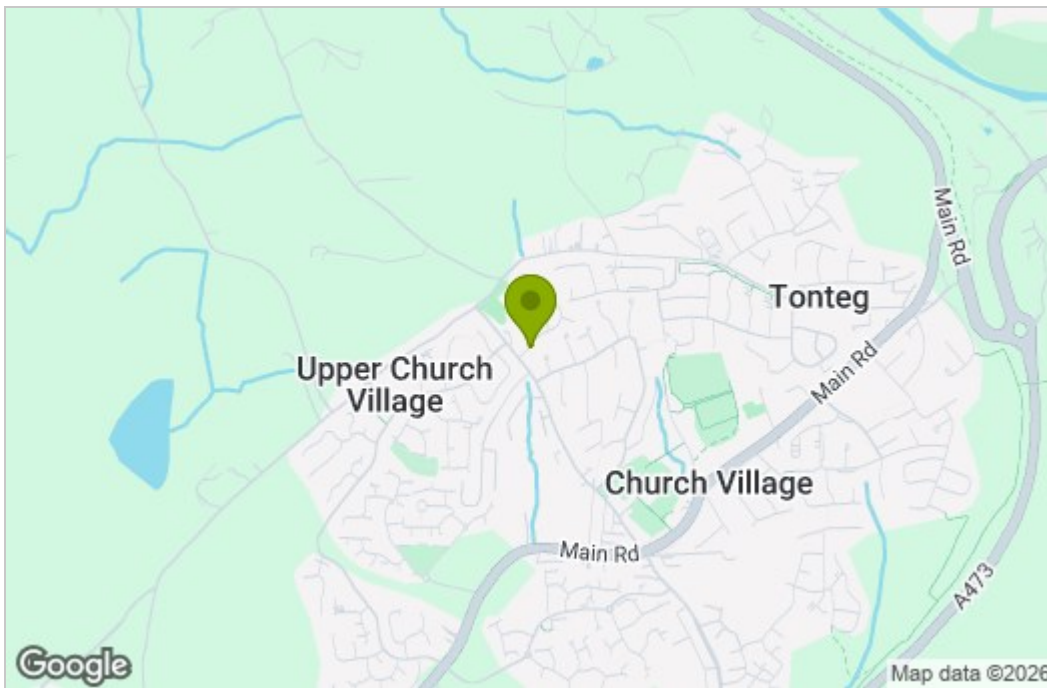


Open plan lawned front and side garden.  
Paved rear garden with raised decked seating area and access to single garage and tandem driveway.

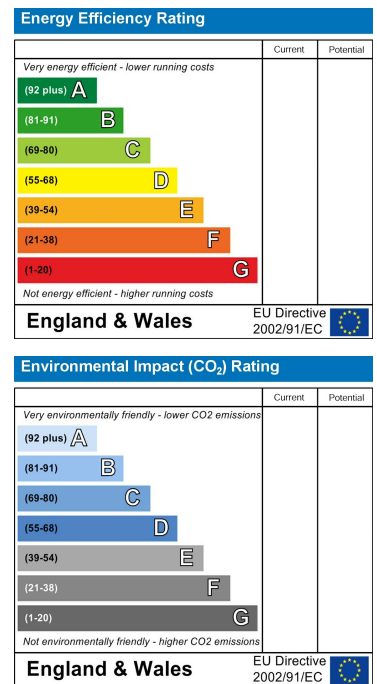
# Floor Plan



# Area Map



# Energy Efficiency Graph



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22 Market Street, Pontypridd, CF37 2ST

Tel: 01443 404093 Email: [ponypridd@hoskinsjohnson.co.uk](mailto:ponypridd@hoskinsjohnson.co.uk) [www.hoskinsjohnson.co.uk](http://www.hoskinsjohnson.co.uk)