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Awelfryn

Penycoedcae Pontypridd, CF37 1PX

£290,000

- GARAGE
- FOUR DOUBLE BEDROOMS
- SEMI RURAL LOCATION
- STUNNING VIEWS
- THREE RECEPTION ROOMS
- OFF ROAD PARKING

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**** COUNTRYSIDE VIEWS * FOUR DOUBLE BEDROOMS * OFF ROAD PARKING * THREE RECEPTION ROOMS * GARAGE * SEMI RURAL LOCATION ****

Situated in the highly sought-after semi-rural village of Penycoedcae, this spacious four-bedroom semi-detached property enjoys an enviable elevated position, boasting breath-taking rolling countryside views to both the front and rear, with far-reaching views towards the Bristol Channel from the front of the property.

Arranged over three floors, the property offers generous and versatile living accommodation throughout. The lower ground floor features a versatile sitting room and utility room, whilst the ground floor comprises an entrance hallway, spacious lounge, kitchen, dining room and convenient W.C. To the first floor, a generous landing provides access to four well-proportioned double bedrooms and a family bathroom.

Externally, the property benefits from off-road parking and garage access to the front, whilst to the rear is an enclosed garden backing directly onto picturesque farmland, providing a wonderful setting to relax and enjoy the surrounding countryside.

An excellent opportunity to acquire a spacious family home in a desirable village location, combining flexible living accommodation with truly impressive countryside views.

Tenure: Freehold
Council Tax Band: D
Gross Annual Council Tax Charge: £2334.15
Parking: Off road via driveway
Water - Mains feed
Electricity - Mains feed
Sewerage - Connected to public sewer
Heating - Gas cylinder in rear garden
Broadband Availability Checker - https://checker.ofcom.org.uk/en-gb/broadband-coverage
Mobile Phone Coverage Checker - https://checker.ofcom.org.uk/en-gb/mobile-coverage

Sitting Room *7' 11" x 22' 0" (2.42m x 6.71m)*
UPVV double glazed windows and door to rear garden, plastered walls and ceiling, carpet flooring, radiator, opening to utility room.

Utility Room *5' 6" x 8' 6" (1.669m x 2.60m)*
Plastered walls and ceiling, vinyl flooring, wall units with laminate work tops, stairs to ground floor.

Dining Room *8' 5" x 9' 11" (2.56m x 3.02m)*
UPVC double glazed window to rear, plastered walls and ceiling, laminate flooring, radiator, opening to kitchen.

Kitchen *8' 5" x 11' 8" (2.56m x 3.55m)*
UPVC double glazed window to rear, plastered walls, textured ceiling, vinyl flooring, wall and base units with laminate work tops and tiled splash backs, stainless steel sink unit with mixer tap, integrated oven and hob, door to entrance hallway.

Entrance Hallway
UPVC double glazed window and door to side, plastered walls and ceiling, laminate flooring, doors to downstairs W.C and lounge, stairs to first floor landing.

Downstairs W.C
UPVC double glazed window to side, plastered walls and ceiling, laminate flooring, chrome towel rail radiator, W.C, wash hand basin.

Lounge *15' 5" x 13' 0" (4.69m x 3.95m)*
UPVC double glazed window to front, plastered and papered walls, carpet flooring, radiator.

First Floor Landing
Plastered walls and ceiling, carpet flooring, doors to bathroom and four bedrooms.

Bathroom *7' 7" x 5' 5" (2.32m x 1.64m)*
UPVC double glazed window to side, tiled walls, plastered ceiling, carpet flooring, chrome towel rail radiator, W.C, wash hand basin, W.C, panelled bath with over head shower.

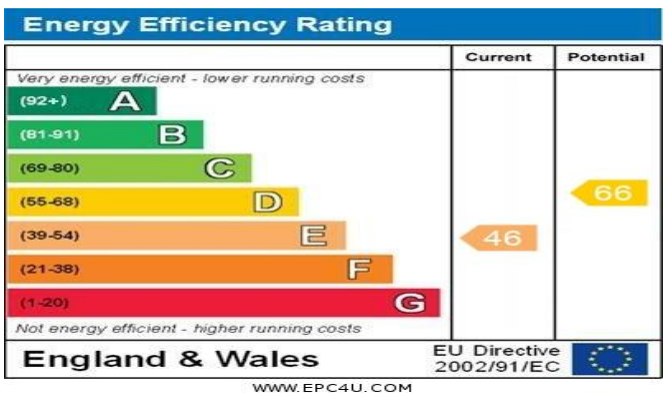
Bedroom One *12' 7" x 13' 0" (3.84m x 3.96m)*
UPVC double glazed window to front, plastered and papered walls, plastered ceiling, carpet flooring, radiator, doors to sliding wardrobes.

Bedroom Two *9' 7" x 8' 7" (2.92m x 2.62m)*
UPVC double glazed window to front, plastered walls and ceiling, carpet flooring, radiator.

Bedroom Three *8' 5" x 11' 8" (2.56m x 3.56m)*
UPVC double glazed window to rear, plastered and papered walls, plastered ceiling, carpet flooring, door to built i storage cupboard.

Bedroom Four *8' 5" x 9' 11" (2.56m x 3.02m)*
UPVC double glazed window to rear, plastered walls and ceiling, carpet flooring, radiator.





DISCLAIMER
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Measurements: Sell Right take great care when measuring, but these approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture etc.

Services: Sell Right have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.