



Heol Dowlais

Efail Isaf Pontypridd, CF38 1BB

£499,950

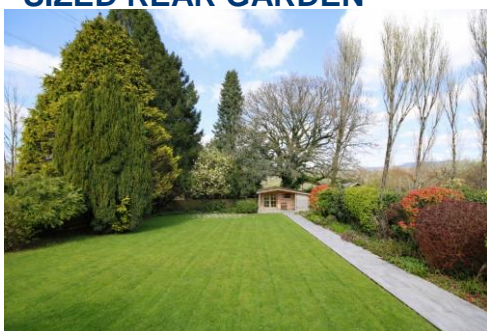
- NO ONWARD CHAIN
- THREE BEDROOMS
- DETACHED BUNGALOW
- MODERN KITCHEN/DINER
- SUBSTANTIALLY SIZED REAR GARDEN
- AMPLE OFF ROAD PARKING

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**** NO ONWARD CHAIN * BREATHTAKING REAR GARDEN * THREE DOUBLE BEDROOMS * MODERN KITCHEN/DINER * SPACIOUS LOUNGE * GARAGE ****

Sell Right Estate Agents are pleased to the market this beautiful three bedroom detached bungalow, nestled within the charming and highly sought after semi-rural village of Efail Isaf, offering an exceptional blend of modern living and tranquil surroundings.

The accommodation begins with an airy and welcoming entrance hallway, setting the tone for the rest of the home. The spacious lounge provides a warm and inviting atmosphere, complete with a feature log burner - perfect for cosy evenings. The contemporary kitchen/diner is a true highlight, boasting sleek granite worktops and bi-folding doors that seamlessly open out onto the rear garden, creating an ideal space for both everyday living and entertaining. Further accommodation includes three well-proportioned double bedrooms, a stylish and modern shower room, a convenient utility room, and a separate W.C. cloakroom.

Externally, the property continues to impress. To the front, a block paved driveway provides off-road parking for multiple vehicles and leads to a garage, while the low-maintenance front garden is laid with artificial turf. To the rear, the property enjoys a spectacularly sized and private garden, predominantly laid to lawn and enhanced by a variety of mature plants and trees. A standout feature is the elevated patio area with contemporary glass balustrades, offering stunning views - perfect for relaxing or entertaining. At the foot of the garden, a sizeable summer house provides additional versatile space, offering potential for a home office, studio, or leisure retreat.

This is a rare opportunity to acquire a superb home in a desirable location, combining countryside charm with modern comforts.

- Tenure: Freehold
- Council Tax Band: E
- Annual Gross Council Tax Charge: £2822.59
- Parking: Off Road Parking Via
- Driveway Water - Mains feed
- Electricity - Mains feed
- Sewerage - Connected to public sewer
- Heating - Mains fed gas
- 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>

Entrance Hallway

UPVC double glazed windows and door to front, plastered walls and ceiling, laminate flooring, radiator, doors to bathroom, lounge, kitchen/diner and two of the three bedrooms.

Lounge 15' 11" x 13' 1" (4.86m x 4.00m)

UPVC double glazed window to front, plastered walls and ceiling, carpet flooring, radiator, log burner.

Kitchen/Diner 12' 5" x 21' 9" (3.78m x 6.62m)

UPVC double glazed bi-folding doors to rear garden, plastered walls and ceiling, laminate flooring, radiator, log burner, wall and base units with granite work tops and tiled splash backs, inset sink unit with mixer tap, integrated wine cooler and dishwasher, doors to utility room and bedrooms three.

Utility Room 8' 4" x 12' 5" (2.54m x 3.78m)

UPVC double glazed window and door to rear garden, plastered and wood panelled walls, plastered ceiling, laminate flooring, stainless steel sink unit with mixer tap, wall and base units with laminate work tops, door to W.C.

W.C 5' 6" x 3' 9" (1.68m x 1.14m)

UPVC double glazed window to rear, papered and wood panelled walls, plastered ceiling, laminate flooring, radiator, W.C, wash hand basin.

Shower Room 6' 3" x 8' 3" (1.90m x 2.52m)

UPVC double glazed window to side, plastered and tiled walls, plastered ceiling, tiled flooring, towel rail radiator, W.C, wash hand basin, shower cubicle.

Bedroom One 14' 4" x 13' 11" (4.38m x 4.23m)

UPVC double glazed window to front, plastered walls and ceiling, carpet flooring, radiator.

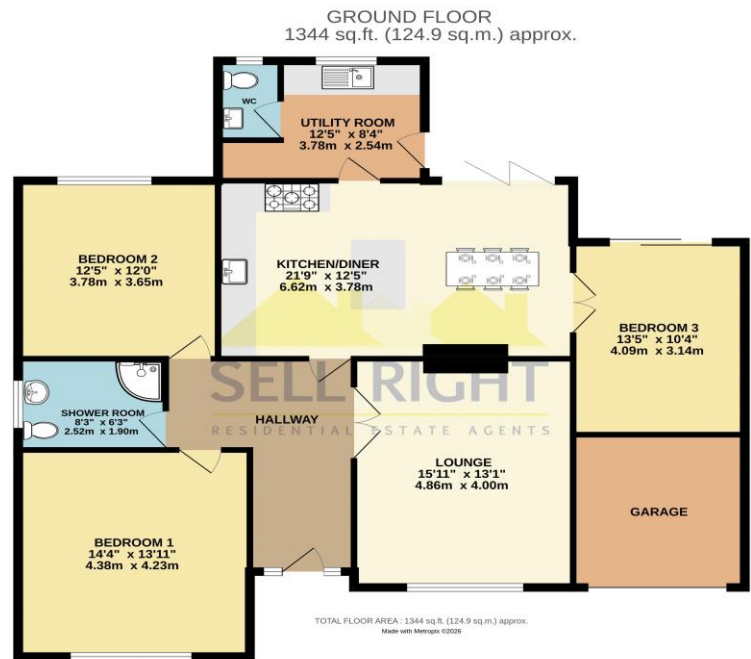
Bedroom Two 12' 5" x 12' 0" (3.78m x 3.65m)

UPVC double glazed window to rear, plastered walls and ceiling, carpet flooring, radiator.

Bedroom Three 13' 5" x 10' 4" (4.09m x 3.14m)

UPVC double glazed doors to rear, plastered walls and ceiling, carpet flooring, radiator.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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.