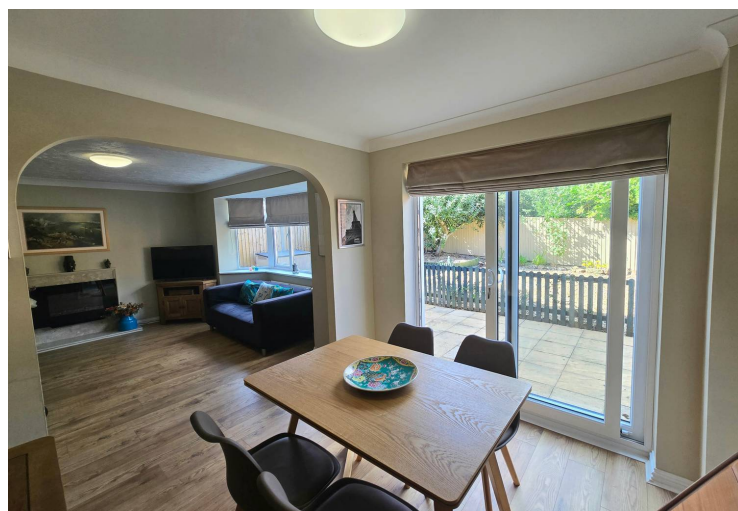
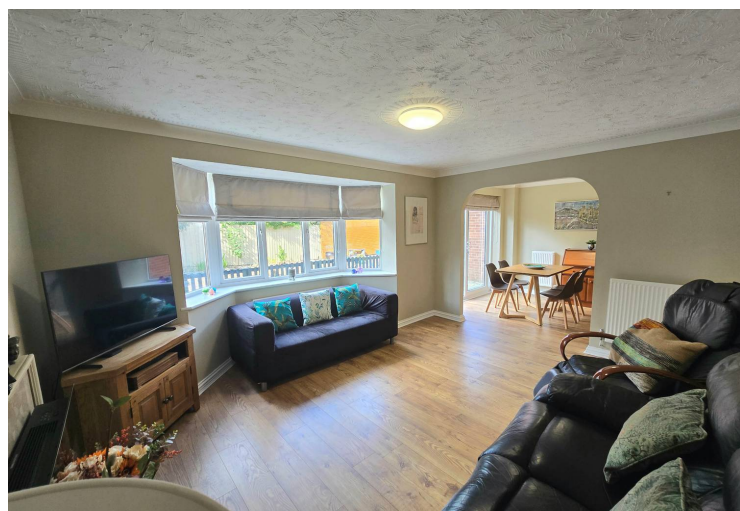




41 Ysbryd-y-Coed, Pen-Y-Fai

£365,000 Freehold

Spacious four-bed detached home in Pen Y Fai with open-plan living, en suite, garage potential, private drive, and village amenities nearby. Ideal for families and professionals.

Council Tax band: E

Tenure: Freehold

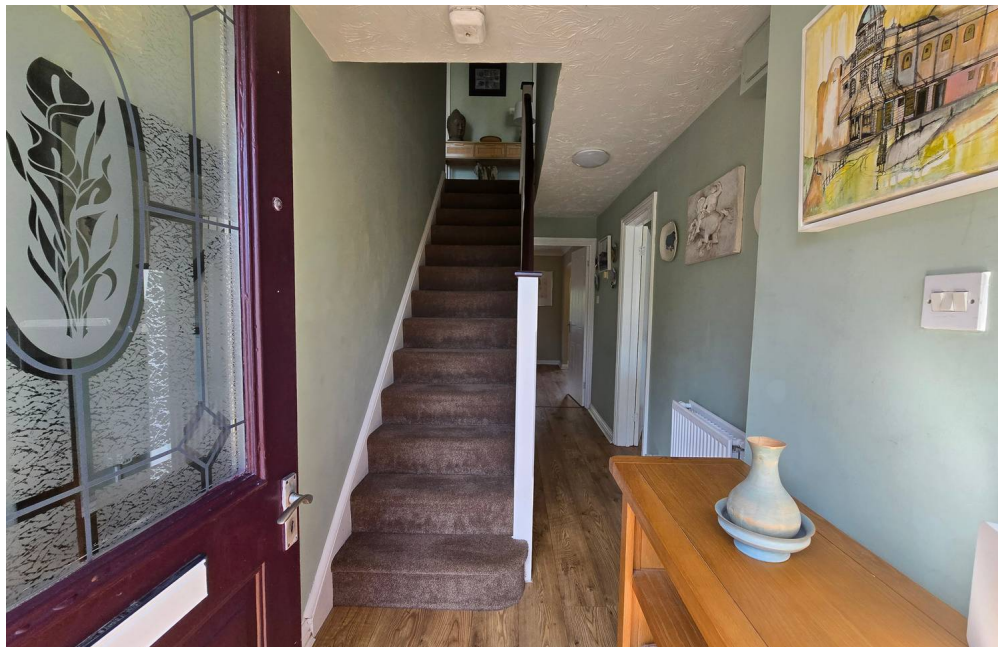
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

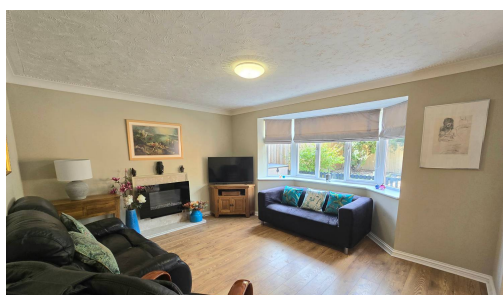
DanielMatthew
ESTATE AGENTS



Showcasing refined living in the picturesque village of Pen Y Fai, this versatile four-bedroom detached residence immediately captivates with its blend of spaciousness, versatility, and contemporary comfort. Upon entry, a welcoming hallway leads to the heart of the home - a thoughtfully designed kitchen/diner that provides both function and style, making it ideal for family gatherings and culinary creativity. The expansive open-plan lounge and dining room offers a seamless flow, perfect for entertaining guests or enjoying relaxed evenings at home, while the addition of a convenient downstairs WC caters to modern living needs. The property's integral garage presents exciting potential for conversion, offering the opportunity to create an additional living space, office, or studio tailored to your lifestyle. Upstairs, four well-proportioned bedrooms await, with the primary suite boasting a private en suite and fitted wardrobes, ensuring a luxurious retreat with ample storage. The remaining bedrooms are equally generous, suitable for family members, guests, or home office setups. Throughout, the interiors have been thoughtfully



- FOUR BEDROOM DETACHED IN THE BEAUTIFUL VILLAGE OF PEN Y FAI
- FOUR BEDROOM WITH INTEGRAL GARAGE (POTENTIAL TO CONVERT)
- KITCHEN/DINER
- LOUNGE AND DINING ROOM OPEN PLAN
- DOWNSTAIRS WC
- FOUR BEDROOMS WITH PRIMARY BENEFITING A EN SUITE AND FITTED WARDROBES
- DRIVE WITH WALL BOUNDARY AND ENCLSOED GARDEN
- 360 TOUR A MUST TO VIEW



ENTRANCE

Enter via main door into the welcoming hallway, plain walls, plain ceiling, radiator, laminate flooring and access to ground floor rooms.

KITCHEN/DINER

Kitchen/diner with a range of wall and base units with complimentary worktops, space for a range cooker with extractor over, stainless steel sink, space for a dish washer, space for a washing machine, space for a under counter fridge and freezer, plain walls, plain ceiling, radiator, laminate flooring and front UPVC double glazed window and side door out to the garden. (previously two rooms with the utility).

LOUNGE/DINING ROOM

UPVC double glazed bay window and UPVC double glazed patio doors to rear aspect, plain walls, plain ceiling, two radiators, laminate flooring and feature fire.

WC

Downstairs cloakroom with a low level wc, wash hand basin, plain walls, laminate flooring and radiator.

LANDING

Bright landing with access to first floor rooms and attic hatch, plain walls, carpet flooring

BEDROOM ONE

UPVC double glazed window, plain walls, textured ceiling, carpet flooring, radiator, fitted wardrobes and access to the en suite.

EN SUITE

UPVC double glazed window, Three piece suite comprising shower enclosure with thermostatic shower, vanity unit wc and wash hand basin, plain walls, vinyl flooring and towel radiator.

BEDROOM TWO

UPVC double glazed window, plain walls, textured ceiling, carpet flooring, radiator and fitted wardrobes.

BEDROOM THREE

UPVC double glazed window, plain walls, textured ceiling, carpet flooring, radiator and fitted wardrobes.

BEDROOM FOUR

UPVC double glazed window, plain walls, textured ceiling, laminate flooring, radiator.

BATHROOM

Spacious bathroom with a UPVC double glazed window, Three piece suite comprising panel bath with shower, vanity unit with a wc and wash hand basin, plain and tile walls, laminate flooring, storage cupboard and towel radiator.

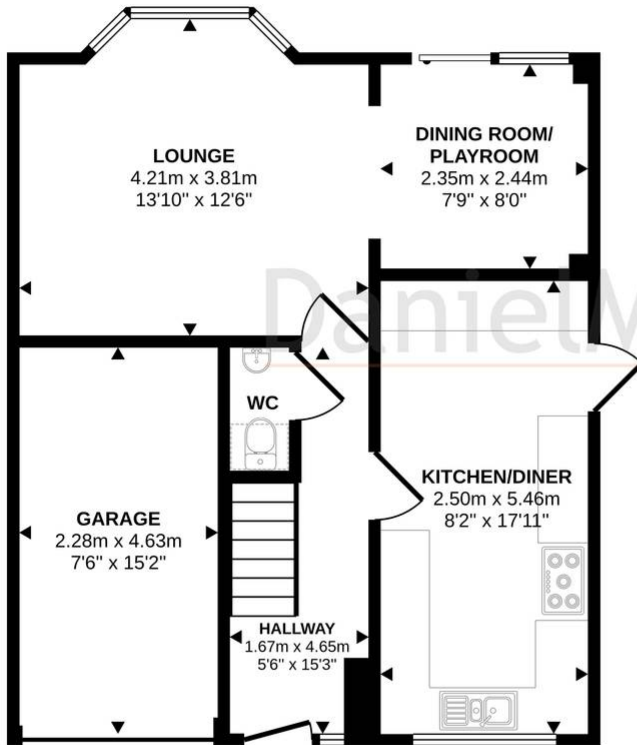


GARDEN

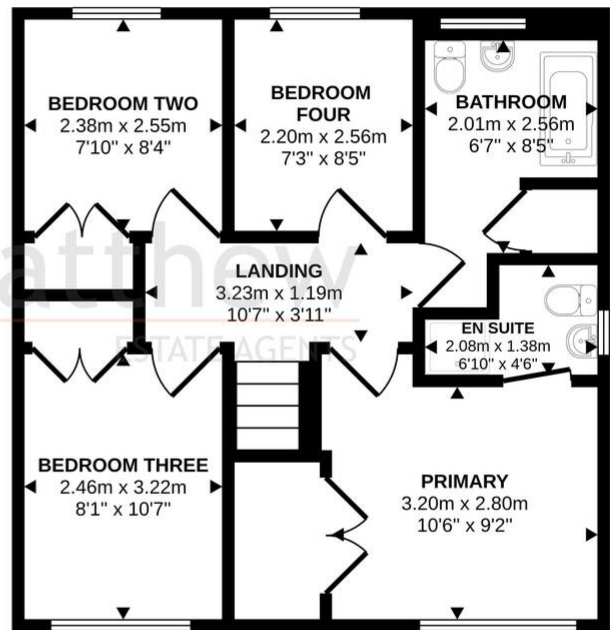
Two patio area for relaxing and entertaining, laid to decorative stones, side access with gate from the drive and further side storage area to the side of the house, fence boundary, space for a shed and mature foliage.



Approx Gross Internal Area
106 sq m / 1141 sq ft



Ground Floor
Approx 55 sq m / 595 sq ft



First Floor
Approx 51 sq m / 547 sq ft

 Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.