



## 5 Beds, Detached, Freehold, £489,995

### Graig Y Mynydd, Gelliseren

Three Estate Agents Talbot Green are thrilled to present this impressive five-bedroom detached property in the highly desirable Gelli Seren Estate, Tonyrefail. This home boasts a double garage and a spacious private driveway.

### Features

- DETACHED
- TWO RECEPTIONS
- CONSERVATORY
- DOUBLE GARAGE
- TWO ENSUITE
- OFF ROAD PARKING FOR NUMEROUS VEHICLES

Three Estate Agents Talbot Green are thrilled to present this impressive five-bedroom detached property in the highly desirable Gelli Seren Estate, Tonyrefail. This home boasts a double garage and a spacious private driveway, providing ample off-road parking for several vehicles.

Upon entering, you are greeted by a welcoming hallway featuring porcelain tiled flooring and a stylish glass and oak banister. The space under the stairs is currently utilized as a convenient study area.

The property includes two reception rooms, both with elegant solid oak flooring and charming feature fireplaces. The larger reception room benefits from a bay window, allowing an abundance of natural light to illuminate the space.

At the rear, the large open-plan kitchen/diner stands out with its oversized ceramic tiled flooring and two sets of bi-fold doors, which also flood this area with natural light. The kitchen is well-equipped with ample units, integrated appliances, and an island with a breakfast bar.

Adjacent to the kitchen is a spacious conservatory, also with ceramic tiled flooring, featuring French doors that open to the rear garden.

The ground floor is completed with a utility area and a convenient WC.

Upstairs, there are five bedrooms. The master bedroom is a large double with an en-suite a jacuzzi bath, and a separate large walk-in shower.

The second bedroom, also a large double, features carpeted flooring and an en-suite shower.

Bedrooms three and four are good-sized doubles with carpeted floors, while the fifth bedroom is a generous single.

The first floor is finished with a modern family bathroom that includes a shower over the bath. which includes ceramic tiled walls,

Outside, the property boasts a s









Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		