



20 Waun Hir

Efail Isaf, Pontypridd, CF38 1AX

Price Guide £460,000

HARRIS & BIRT



Harris & Birt are pleased to offer to market this immaculately presented four bedroom, detached, house in the highly sought after village of Efail Isaf with its excellent links both to Pentrych and Llantrisant, as well as easy access to the A470 and M4 to Cardiff.

The property is surrounded by green space and walking routes and the generous accommodation comprises of an entrance hallway, sitting room, living room with air conditioning, utility room and a stunning fully fitted kitchen/diner across the width of the property. There are four double bedrooms to the first floor with en suite and air conditioning to the master bedroom, plus family bathroom/wc. Ample off road parking to the front of the property for at least three cars and a beautiful enclosed rear garden.

Within a few minutes walk is the hamlet village of Efail Isaf, with its excellent links to both Pentrych and Llantrisant, together with an exit within a short driving distance onto the A470, allowing fast travel to both Cardiff and the M4. Council Tax Band F. EPC Rating C.



Accommodation

Ground Floor

Entrance Hallway

Entered via double glazed front door with three opaque glazed side panels creating a light and pleasant hallway. Tiled floor. Stairs to first floor. Ceiling spotlights. Access to ground floor cloakroom/WC and all ground floor rooms. Radiator.

Sitting Room 10'4 x 7'8 (3.15m x 2.34m)

Window to front aspect with views over open countryside. Tiled floor. Radiator. Ceiling spotlights. Ideal as a study or a potential 5th bedroom.

Cloakroom/WC

Tiled floor. Low level flush WC and wash hand basin in white with chrome fittings. Mirror door wall cabinet. Ceiling spotlight. Part tiled walls.

Living Room 14'4 x 11'4 (4.37m x 3.45m)

Window to front aspect with views over open countryside. Wall mounted air conditioning unit. Tiled floor. Radiator. Contemporary ceiling light fitting.

Kitchen/Dining/Family Room 8'5 x 30'1 (2.57m x 9.17m)

Beautiful kitchen finished to the very highest of standards. Fully fitted with matching dark grey handleless base and wall units with two integral ovens, one combi oven with microwave and warming drawer, hob fitted into a large central island with modern cooker hood above, slimline dishwasher, integral washing machine and wine cooler fridge, plus Samsung American style fridge freezer with ice and cool water dispenser. Black composite sink and

drainer unit with mixer tap. Tiled floor. Ceiling spotlights. Bi fold doors opening to the enclosed rear garden. Two radiators plus electric fan heater to base of the island which is fitted with drawers. Large walk in cupboard with light and power housing the central heating boiler, plus a second smaller understairs cupboard.

First Floor

Landing

Stairs to first floor with glass panels and chrome balustrade. Carpet. Access to all bedrooms and family bathroom.

Bedroom One 11'8 x 11'4 (3.56m x 3.45m)

Double bedroom with window to front aspect with views over open countryside. Radiator. Contemporary light fitting. Fitted wardrobes. Access to;

Master En Suite Bathroom 5'2 x 8'5 (1.57m x 2.57m)

Recently fitted en suite shower room with low level flush WC, wash hand basin and glass shower cubicle with rainfall shower head, Wall mounted heated mirror, heated towel rail, fully tiled walls and floor, opaque double glazed window to front aspect.

Bedroom Two 11'8 x 12'1 (3.56m x 3.68m)

Double bedroom with window to rear aspect. Radiator. Ceiling pendant light fitting.

Bedroom Three 11'8 x 8'5 (3.56m x 2.57m)

Double bedroom with window to rear aspect. Radiator. Ceiling pendant light fitting.

Bedroom Four 7'5 x 8'5 (2.26m x 2.57m)

Double bedroom with window to rear aspect. Radiator. Ceiling pendant light fitting. Fitted wardrobes.

Bathroom 6'2 x 5'5 (1.88m x 1.65m)

Fitted bathroom with three piece suite comprising panelled bath, low level WC and pedestal wash hand basin. Tiled walls and floors. High level UPVC opaque glazed window.

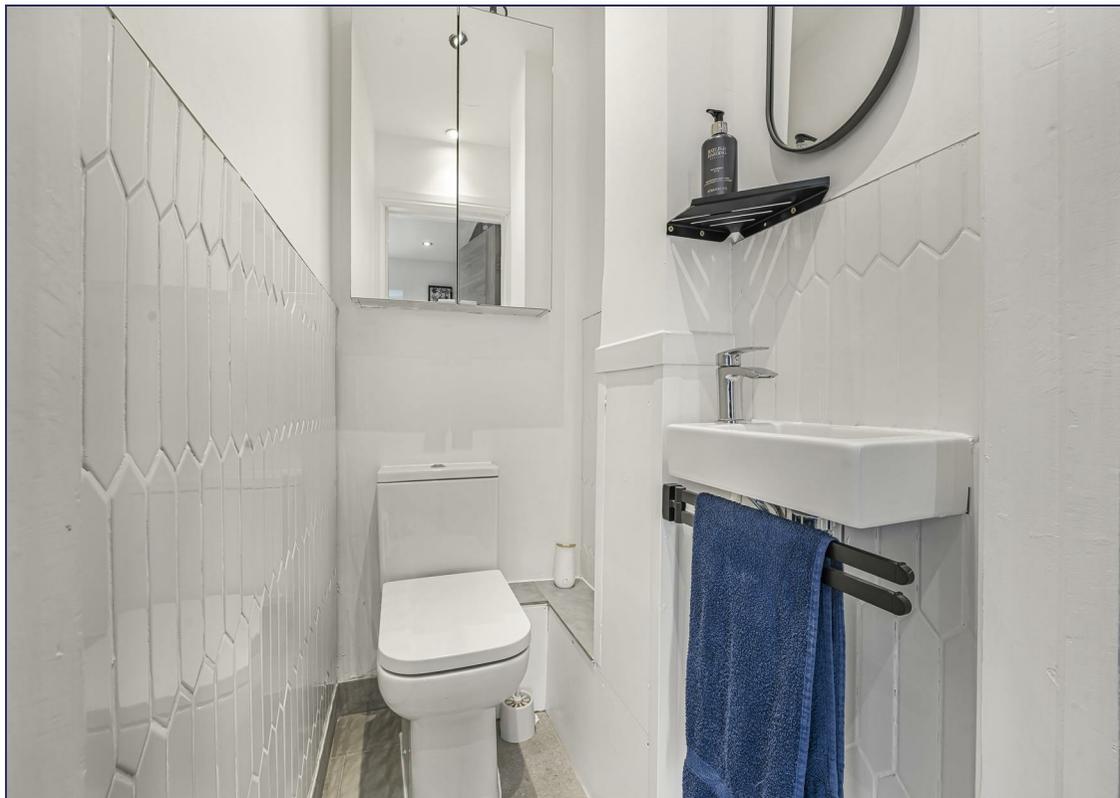
Outside

Gardens

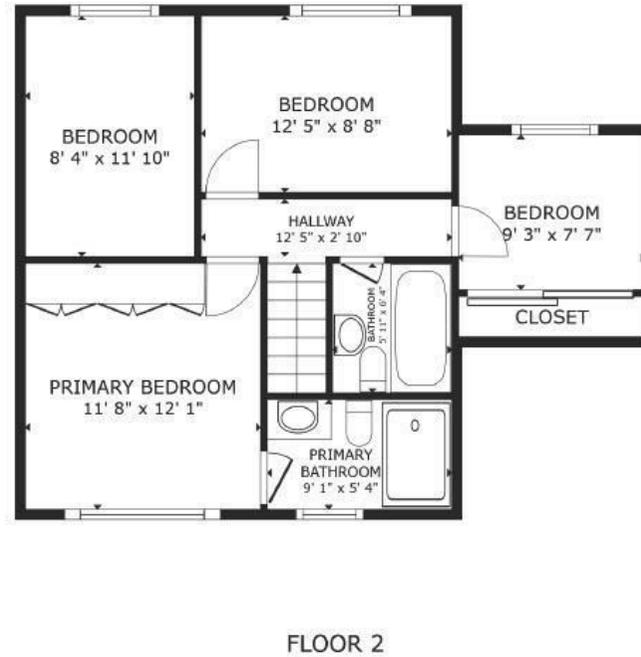
An aluminium side gate allows access to the side and rear garden, which is surrounded by composite fencing and boasts a garden of mature plants.

Services

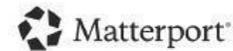
Mains gas, electric, water and drainage. Air conditioning fitted.







GROSS INTERNAL AREA
 FLOOR 1 804 sq.ft. FLOOR 2 604 sq.ft.
 TOTAL : 1,408 sq.ft.
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	81

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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