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22 Market Street,
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Brookfield House Brookfield Lane, Pontypridd, CF37 4DN

£425,000

Nestled on Brookfield Lane in the charming town of Pontypridd, this individually designed detached family home offers a perfect blend of modern living and comfort. With an impressive layout, the property boasts three spacious reception spaces, providing ample space for relaxation and entertainment.

The heart of the home is the superb open plan living area, which seamlessly integrates a contemporary kitchen and dining space, complete with high-quality appliances. The sun room adds a delightful touch, allowing natural light to flood the area, creating a warm and inviting atmosphere.

This residence features four well-appointed bedrooms, including a master suite with an en-suite shower room. Additionally, there is a stylish family shower room and ground floor wc, catering to the needs of guests and family alike.

Step outside through the bi-fold doors to discover a large composite decked seating area, perfect for alfresco dining or simply enjoying the outdoors. The remote control canopy provides shade and comfort, making this space ideal for entertaining or relaxing in the sun.

For those with vehicles, the property offers off-road parking for 3 vehicles, along with a garage that provides ample storage solutions. This home is not just a place to live; it is a sanctuary designed for family life, combining elegance with practicality in a desirable location. Don’t miss the opportunity to make this stunning property your own.

Entrance Hall

Composite double glazed entrance door and side panel, amtico flooring.

Cloaks/WC

WC, wash hand basin, storage cupboards, amtico flooring, double glazed window to side.

Living Room 19'9" x 12'5" (6.04 x 3.81)

A fabulous open plan space with double height ceiling.
Double glazed bif old doors leading out to the front seating area, double glazed window to front, amtico flooring, ceiling spotlights, open plan to living/kitchen/diner.

Living/Kitchen/Diner 30'8" x 18'9" max (9.35 x 5.72 max)

A lovely family space with ample space for table, chairs and sofas.
Cream gloss base and wall cupboards with granite work tops and splash backs, inset sink with waste disposal, 5 burner gas hob with extractor hood above, twin ovens and microwaves, integral dishwasher, twin fridge and freezers, wine cooler, tiled floor, ceiling spotlights, staircase to first floor., three double glazed windows and door leading to rear.

Sun Room 11'3" x 10'4" (3.44 x 3.17)

Double glaze windows to front and side, panel radiator.

Utility Room 10'7" x 6'9" (3.25 x 2.06)

Stainless steel sink unit, cream gloss base and wall cupboards with tiled splash backs, space for washing machine and tumble drier, walk in storage cupboard, tiled floor, double glazed window to side.

Utility Space

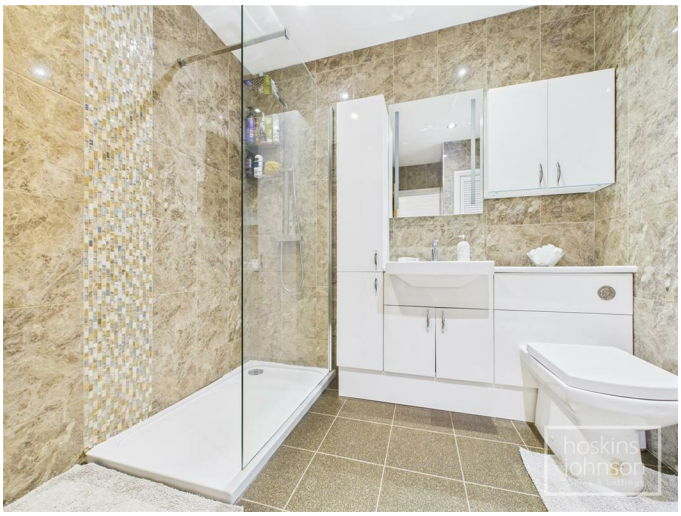
Half glazed doors to rear.

First Floor Landing

A light and airy galleried landing with two remote control skylights, ceiling spotlights, radiator, drop down ladder giving access to loft with fitted wardrobes and giving ideal storage space.

Bedroom 1 18'11" x 10'11" (5.77 x 3.33)
Double glazed french doors and windows leading out to a front facing balcony with composite decking, radiator, fitted wardrobes.

En-Suite Shower Room



Walk in shower cubicle with mains powered shower, wc, wash hand basin, storage cupboards, tiled walls and floor, chrome heated towel rail, ceiling spotlights, double glazed window to side.

Bedroom 2 14'6" x 9'10" (4.42 x 3.02)

Double glazed window to rear, radiator, fitted wardrobes.

Bedroom 3 11'10" x 10'9" (3.62 x 3.29)

Two double glazed window to front, radiator, fitted wardrobes.

Bedroom 4 9'9" x 9'9" (2.98 x 2.98)

Double glazed window to rear, radiator, fitted wardrobes.

Shower Room

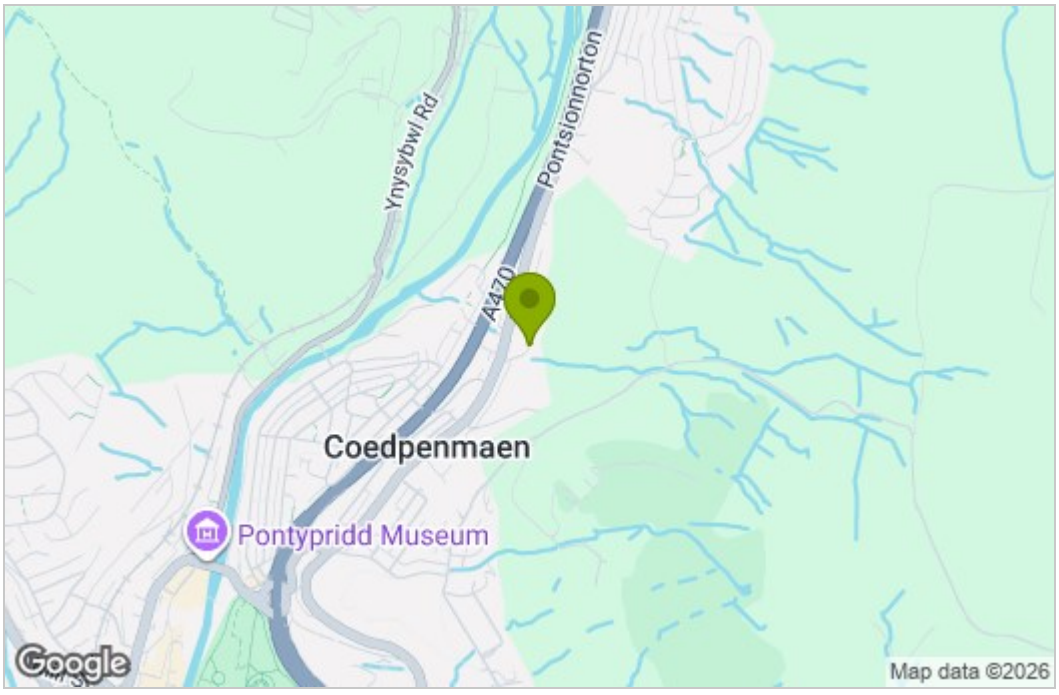
Walk in shower cubicle with mains powered shower, wc, wash hand basin, storage cupboards, tiled walls and floor, chrome heated towel rail, ceiling spotlights, double glazed window to side.

Outside

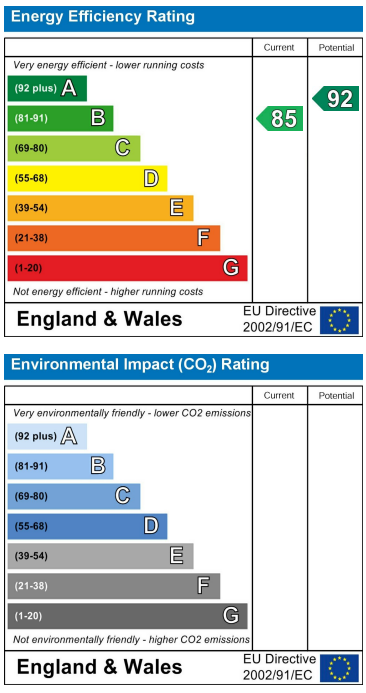
Brick pavia frontage proving off road parking and access to garage with remote control door and electric and giving access to storage room with gas central heating boiler.
2nd secure storage room.
Wrought iron security gate with key pad leads upto front of property with large composite decked seating area with glass balustrading and large, electric canopy.
Paved paths to side and rear lead around the property.

Floor Plan

Area Map



Energy Efficiency Graph



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