

FREEHOLD



House - Detached (EPC Rating: C)

114 PARC BRYN DERWEN, PONTYCLUN,  
CF72 9TX

£394,995



# 4 Bedroom House - Detached located in Pontyclun

A beautifully presented, detached family home, recently and lovingly renovated, offering a perfect blend of modern living and timeless charm. With newly fitted flooring throughout. The property features a spacious lounge with open access through to the dining room, creating an ideal space for both relaxing and entertaining. A contemporary kitchen/breakfast room is complemented by a practical utility room.

The first floor comprises four well-proportioned bedrooms, including a master bedroom with an en-suite, and a stylish modern family bathroom. Outside, a fully enclosed rear garden provides a private setting for outdoor entertaining or peaceful relaxation.

Additional benefits include a garage and driveway with ample space for multiple vehicles, all set on a secluded plot. Conveniently located close to local amenities, shops, and excellent transport links to Cardiff and beyond, this home is perfectly suited to family life.

## Kitchen/Diner

Image 1

## Kitchen/Diner.

Image 2

## Lounge

Image 3

## Bathroom

Image 4

## En Suite

Image 5

## Hall

Enter through a composite front door into a welcoming hallway featuring neutral plastered and emulsion-painted walls. The space benefits from a flat ceiling with a central light fitting and vinyl flooring for ease of maintenance. Doors from the hallway provide access to the cloakroom, lounge, and kitchen/breakfast room.

## Lounge

20'5" x 11'0"

Double doors open into a spacious and inviting lounge, enhanced by a PVCu double-glazed bay window to the front and window to side that fills the room with natural light. The room is finished in neutral plaster and emulsion tones, complemented by a flat ceiling with two central light fittings. Additional features include fitted carpeting, radiators, ample power points, and an open archway leading through to the dining room, creating an ideal space for both relaxing and entertaining.

## Lounge.

20'5" x 11'0"

Image 2

## Lounge..

20'5" x 11'0"

Image 4

## Dining Room

11'8" x 9'3"

PVCu double-glazed French patio doors open to the rear, providing pleasant views over the garden and allowing natural light to flood the room. The space is finished in neutral plaster and emulsion décor with a flat ceiling and central light fitting. Further benefits include fitted carpeting, a radiator, ample power points, and a door leading through to the kitchen/breakfast room, making it both practical and inviting.

## Dining Room.

11'8" x 9'3"

Image 2

## Kitchen/ Breakfast Room

16'5" x 11'5"

PVCu double-glazed French doors open to the rear, enhancing the space with natural light and easy access outdoors. The room features a combination of porcelain tiling and neutral plastered and emulsion-painted walls, complemented by a flat ceiling with inset spot lighting. The sleek, modern fitted kitchen is equipped with coordinating wall and base units, a built-in oven, hob with overhead extractor, and an integrated dishwasher, with ample space for a fridge/freezer. Finished with practical vinyl flooring, the room also benefits from a radiator, plentiful power points, and a door providing access to the utility room.

## Kitchen/ Breakfast Room.

16'5" x 11'5"

Image 2

## Kitchen/ Breakfast Room..

16'5" x 11'5"

Image 4

## Kitchen/ Breakfast Room...

16'5" x 11'5"

Image 5

## Kitchen/ Breakfast Room....

16'5" x 11'5"

Image 6

## Utility Room

A PVCu double-glazed window to the side aspect provides natural light to the space. The room is fitted with modern base units incorporating an inset sink with mixer taps, along with space for a washing machine and tumble dryer. Décor comprises a combination of porcelain tiling and neutral plastered and emulsion-painted walls, finished with a flat ceiling and central light fitting. Vinyl flooring completes this practical and functional area.

## Cloaks

6'3" x 2'6"

A PVCu double-glazed window to the front aspect. The space is finished in neutral plastered and emulsion-painted décor with porcelain tiles complemented by a flat ceiling with a central light fitting. The floor is laid to vinyl and the room is fitted with a vanity wash hand basin and a low-level WC.

## Bedroom 1

12'0" x 11'0"

A PVCu double-glazed window to the front aspect serves the master bedroom, providing plenty of natural light. The room is finished in neutral plastered and emulsion décor, complemented by a textured ceiling with a central light fitting. Additional features include fitted carpeting, a radiator, and a door leading to the en-suite.

## Bedroom 1

12'0" x 11'0"

Image 2

## En Suite

6'5" x 5'4"

A PVCu double-glazed window to the side aspect. The en-suite is finished with stylish porcelain tiled walls and a textured ceiling with a central light fitting, complemented by porcelain tiled flooring. The modern suite comprises a walk-in shower, vanity wash hand basin, and low-level WC, enhanced by an illuminated smart vanity mirror. Additional features include a heated towel rail, creating a contemporary and practical space.

## En Suite.

6'5" x 5'4"

Image 2

## Bedroom 2

10'8" x 9'5"

A PVCu double-glazed window to the rear aspect. The room is finished in neutral plastered and emulsion décor, complemented by a textured ceiling with a central light fitting. Additional features include fitted carpeting and a radiator.

## Bedroom 2.

10'8" x 9'5"

Image 2



**Bedroom 3**

8'0" x

A PVCu double-glazed window to the rear aspect. The room is finished in neutral plastered and emulsion décor, complemented by a textured ceiling with a central light fitting. Additional features include fitted carpeting and a radiator.

**Bedroom 3.**

8'0" x

Image 3

**Bedroom 4**

8'8" x 6'5"

A PVCu double-glazed window to the front aspect. The room is finished in neutral plastered and emulsion décor, complemented by a textured ceiling with a central light fitting. Additional features include fitted carpeting and a radiator.

**Bathroom**

6'8" x 5'5"

A modern family bathroom featuring a blend of porcelain tiled walls and neutral plastered and emulsion décor, finished with a textured ceiling and central light fitting. The room benefits from porcelain tiled flooring and is fitted with a contemporary suite comprising a bath with overhead shower, a vanity wash hand basin with wall and base units, and a low-level WC.

**Bathroom.**

6'8" x 5'5"

Image 2

**Landing Area**

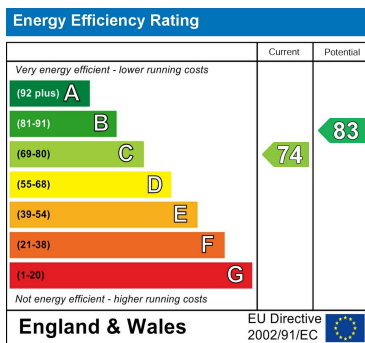
A PVCu window to the side aspect allows natural light to flow onto the landing. The area is finished in plain plastered and emulsion décor, complemented by a textured ceiling with a central light fitting. Additional features include fitted carpeting, a useful storage cupboard, and doors providing access to four bedrooms and the family bathroom.



Council Tax Band

E

Energy Performance Graph



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