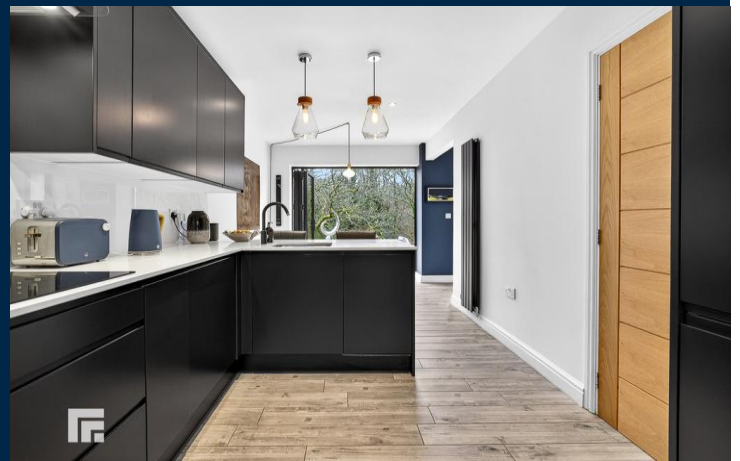
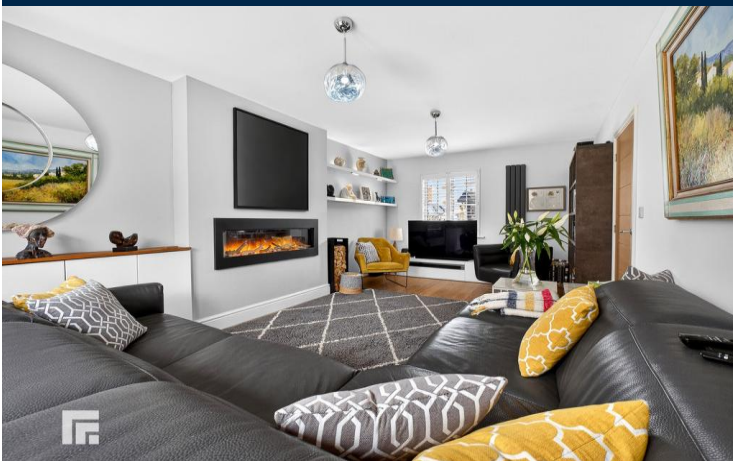




312 DYFFRYN Y COED
CHURCH VILLAGE
PONTYPRIDD CF38 1QA

ASKING PRICE OF
£425,000



DETACHED PROPERTY



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**** DELIGHTFUL FOUR BEDROOM DETACHED ** BEAUTIFULLY LANDSCAPED GARDEN ** GARAGE **** A bright and spacious, modern four bedroom detached family house in the choice area of Church Village. Entrance hallway, lounge, kitchen, bar and cloakroom. To the first floor are four good sized bedrooms, primary bedroom with ensuite shower room and there is a family bathroom. Gas central heating, double glazing. Beautifully landscaped garden with paved patio, composite decking, and lawn area. Driveway leading to the garage. EPC Rating: B

TENURE: FREEHOLD

COUNCIL TAX BAND:

FLOOR AREA APPROX: TBC

VIEWING: STRICTLY BY APPOINTMENT

LOCATION

Situated within easy access to many amenities including shops, leisure facilities, schools and public transport links and also has nearby links to the A470 and M4 providing easy access to Cardiff City Centre, Vale of Glamorgan, Llantrisant, Bridgend and Pontypridd.

ENTRANCE

Entered via slate tiled pathway to front door with landscaped borders. Driveway to garage and gated access to rear.

HALLWAY

13' 4" x 6' 7" (4.08m x 2.02m)
Entered via composite double glazed front door into hallway. Oak doors to lounge, kitchen/diner, WC and under stair cupboard. Stairs to first floor with oak banister and glass inset panels. Tiled flooring. Modern radiator.

LOUNGE

21' 2" x 11' 6" (6.47m x 3.52m)
uPVC double glazed window to front with fitted plantation shutters. French doors to rear with superb woodland views. Feature electric fireplace. Oak flooring. Two radiators.

KITCHEN

21' 2" x 8' 6" (6.47m x 2.60m)
A well appointed Wren kitchen fitted with modern base, eye level and full height units incorporating stainless steel sink with complementary Quartz worktops. Integrated fridge/freezer, slimline dishwasher and washer/dryer. Fitted electric oven and induction hob with extractor hood over. Tiled flooring. Spotlights. Two modern radiators. uPVC double glazed window to front with fitted plantation shutters. Feature three leaf bi-folding doors to rear garden. Space for dining table with opening to bar area.

BAR

6' 7" x 5' 0" (2.03m x 1.53m)
A perfect entertaining area with fitted storage units and space for wine fridge. Cupboard housing gas combination boiler. Modern radiator. Tiled flooring. Full height double glazed window with views over garden.

CLOAKROOM

5' 7" x 3' 1" (1.71m x 0.94m)
Low level WC and vanity enclosed wash hand basin. Radiator. Tiled flooring and splash-backs. uPVC double glazed window to front.

FIRST FLOOR

LANDING

A spacious landing with modern oak banister and glass inset panels. Doors to four bedrooms and luxury bathroom. Ceiling light tunnel. Loft hatch with pull down ladder.

BEDROOM ONE

11' 10" x 11' 7" (3.62m x 3.55m)
Two fitted Sharps wardrobes. Feature period radiator. uPVC double glazed window to rear with views. Door to en-suite.

ENSUITE

5' 10" x 5' 0" (1.80m x 1.53m)
Low level WC, pedestal wash hand basin and fitted shower cubicle. Tiled splash-backs. Extractor fan. Radiator. uPVC double glazed window to rear.

BEDROOM TWO

12' 1" x 8' 7" (3.70m x 2.63m)
uPVC double glazed window to rear with views. Modern radiator.

BEDROOM THREE

8' 9" x 8' 7" (2.68m x 2.62m)
Currently used as an office with fitted Sharps wardrobes. uPVC double glazed window to front with fitted plantation shutters. Radiator.



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BEDROOM FOUR

9' 1" x 8' 2" (2.77m x 2.51m)

uPVC double glazed window to front with fitted plantation shutters. Radiator. Fitted cupboard.

BATHROOM

A stylish suite comprising low level WC, contemporary sink with vanity and jacuzzi bath with shower over and separate handheld attachments. Fully tiled walls and floor. Spotlights and extractor fan. Modern radiator.

OUTSIDE

REAR GARDEN

A stunning, landscaped rear garden with full-width porcelain tiled patio, and neatly designed composite decking. Carefully planted raised flower bed and shrub borders. Section of lawn with boundary fence. Steps down to additional porcelain tiled patio with BBQ area. Outside lighting and power points. Outside tap. Pedestrian door to garage.

SINGLE GARAGE

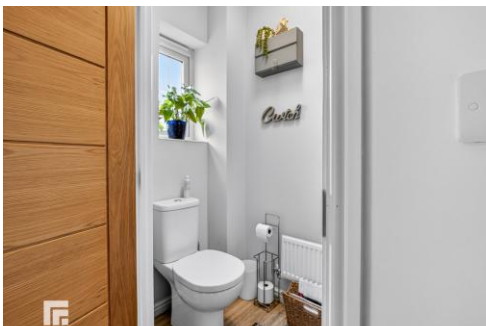
Part converted garage with original single garage door to front. Fully insulated and boarded. uPVC double glazed window to rear. Stairs up to loft space.



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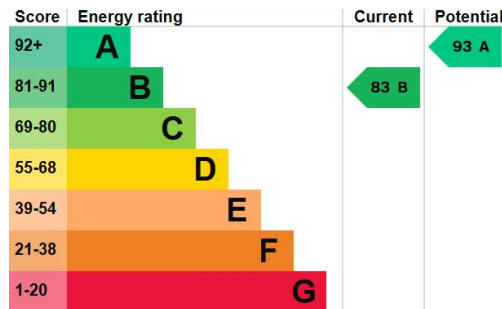


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FLOORPLAN TO FOLLOW



RADYR 029 2084 2124

Radyr, 6 Station Road, Radyr, Cardiff, South
Glamorgan, CF15 8AA



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