



95 Parc Nant Celyn, Efail Isaf

£575,000 Freehold

A beautifully presented, bright and spacious five bedroom detached family home in a modern select development of executive homes, located at the head of a quiet close. Large entrance hallway, cloakroom, spacious bay fronted lounge, dining room, kitchen and breakfast room with integrated appliances, sitting room with doors to the rear garden. To the first floor are five bedrooms, primary bedroom with fitted wardrobes and exceptional ensuite bath and shower room, there is a separate family bathroom with shower over bath. Gas central heating. Double glazed windows. Rear garden comprising composite decked relaxation and lawn. Lawned garden and composite deck to front. Former detached double garage with one side garage and the other converted to a versatile home office.

EPC Rating: C

Council Tax band: F

Entrance Hallway

13' 1" x 9' 1" (3.99m x 2.78m)

Approached via double opening doors leading to the exceptionally large entrance hallway. Windows to either side. Quality LVT flooring. Storage cupboard. Radiator.

Cloakroom

Modern white suite comprising low level wc, vanity wash basin with storage below. Wall tiling to half height. Tiled flooring. Chrome heated towel rail.

Lounge

23' 3" x 11' 8" (7.08m x 3.55m)

With square bay window to front, an excellent sized primary reception. Double opening french doors to the rear garden. Window to side. Feature fireplace with living flame fire. Two radiators.

Dining Room

11' 8" x 10' 6" (3.55m x 3.19m)

Overlooking the entrance approach, a good sized family dining room with space for large family dining table. Wood effect plank style tiled flooring. Door to hall and kitchen.

Kitchen And Breakfast Room

19' 11" x 8' 7" (6.07m x 2.62m)

A superb modern fitted kitchen and breakfast room with shaker style woodgrain effect units to four sides with laminate worktops above. Inset 1.5 bowl stainless steel sink with side drainer. Space for Range style cooker with cooker hood above. Integrated eye level microwave. Integrated dishwasher. Integrated washing machine. Matching range of eye level wall cupboards. Additional wall of floor to ceiling units with central space for American style fridge freezer. Worktop breakfast bar area. Wood effect plank style tiled flooring. Vertical radiator. Door to sitting room.

Sitting Room

13' 7" x 10' 2" (4.14m x 3.11m)

A versatile reception with large patio doors opening to the delightful rear garden. Additional window to rear. Roof lantern window above. Wood effect plank style tiled flooring. Vertical radiator.

First Floor Landing

Approached via an easy rising staircase leading to the central landing area. Access to roof space. Airing cupboard housing the hot water cylinder.

Bedroom One

14' 7" x 11' 4" (4.44m x 3.46m)

Overlooking the front garden and entrance approach, a good sized primary bedroom. Range of fitted wardrobes

Ensuite Bath And Shower Room

8' 7" x 7' 7" (2.61m x 2.30m)

A newly fitted, beautifully presented bath and shower room with low level wc, vanity wash basin with an abundance of storage, large corner shower cubicle with twin head shower, bath with corner taps and shower mixer. Full marble wall and floor tiling. Recessed spotlights. Light up mirror. Extractor fan. Obscured glass window to front. Heated towel rail.

Bedroom Two

10' 1" x 9' 2" (3.07m x 2.80m)

Enjoying delightful Mountain View's to the rear, a second double bedroom. A range of fitted bedroom furniture. Radiator.

Bedroom Three

11' 11" x 9' 6" (3.64m x 2.89m)

Aspect to front, a third double bedroom. A range of built in wardrobes with sliding doors. Radiator.

Bedroom Four

9' 3" x 7' 8" (2.81m x 2.33m)

Aspect to rear. Radiator.

Bedroom Five/Study

6' 2" x 6' 2" (1.87m x 1.87m)

Currently utilised as a home office but bedroom potential if required. Radiator.

Family Bathroom

7' 5" x 6' 1" (2.26m x 1.85m)

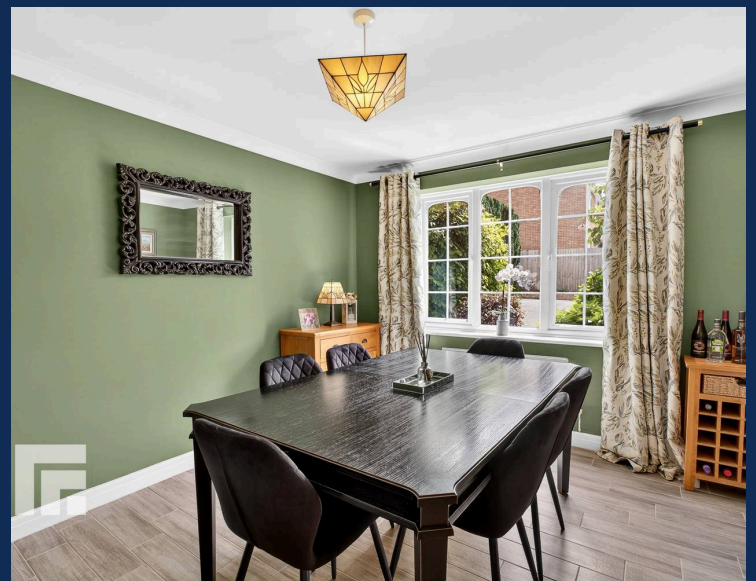
Quality white suite comprising low level wc, wash hand basin, bath with shower above and swivel shower screen. Full wall tiling. Obscured glass window to rear. Recessed spotlights. Extractor fan. Chrome heated towel rail.

Additional Information

AML Please note: A non-refundable administration fee of £30 including VAT is payable per buyer to carry out the required AML verification checks once an offer has been accepted. The sale cannot proceed until these checks have been satisfactorily completed. This is on acceptance of offer only. Details can be found on our website.

A beautifully presented, bright and spacious five bedroom detached family home in a modern select development of executive homes, located at the head of a quiet close. Large entrance hallway, cloakroom, spacious bay fronted lounge, dining room, kitchen and breakfast room with integrated appliances, sitting room with doors to the rear garden. To the first floor are five bedrooms, primary bedroom with fitted wardrobes and exceptional ensuite bath and shower room, there is a separate family bathroom with shower over bath. Gas central heating. Double glazed windows.

Rear garden comprising composite decked relaxation and lawn. Lawned garden and composite deck to front. Former detached double garage with one side garage and the other converted to a versatile home office. EPC Rating: C





REAR GARDEN

Attractive rear garden with large composite decked relaxation area leading onto an area of lawn. Area of decorative stones with inset paved patio. Timber fence boundaries with inset beds of plants, shrubs and conifers. Outside tap. Side access. Former Detached double garage The detached garage has been part converted to form a home office to onside with central dividing wall to garage. Home office 5.02 x 2.34 With windows to front and side. Door approached via the composite decked area to front.

FRONT GARDEN

Area of lawn, decorative stones and inset beds of plants and shrubs. Composite decked relaxation area. Driveway providing parking for approx 3 cars.

DRIVEWAY

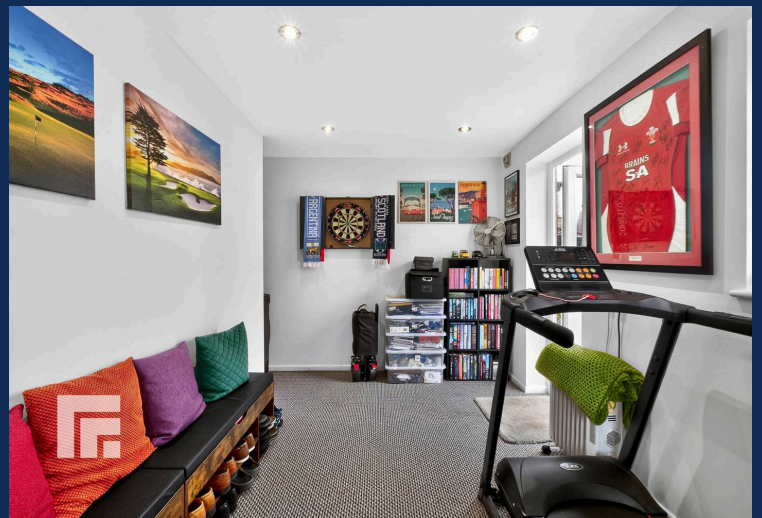
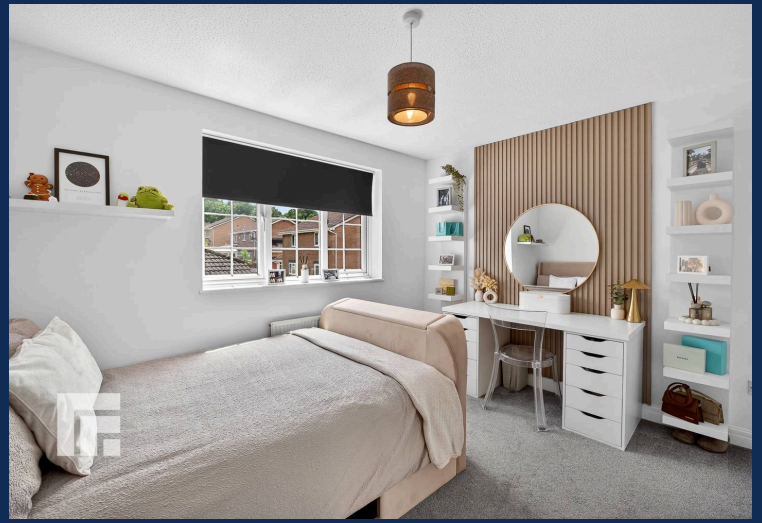
1 Parking Space

Driveway providing parking for approx 3 cars.

GARAGE

Single Garage

5.17 x 2.37 With up and over access door. Power and lighting.





RADYR 029 2084 2124

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



Important Notice: These particulars are prepared for guidance only and do not form whole or any part of any offer or contract. Whilst the particulars are given in good faith, they are not to be relied upon as being a statement or representation of fact. They are made without responsibility on the part of MGY Ltd or Vendor/lessor and the prospective purchaser/lessee should satisfy themselves by inspection or otherwise as to their accuracy. Neither MGY Ltd nor anyone in their employ, or the vendor/lessor, imply, make or give any representation/warranty whatsoever in relation to this property.

The services of our recommended mortgage brokers and solicitors may be beneficial. While a referral fee may be received if they are chosen, there is no obligation to use their services, and an alternative mortgage provider/solicitor can be chosen.

MGY.CO.UK