



141 DYFFRYN Y COED  
CHURCH VILLAGE  
PONTYPRIDD CF38 1QB

ASKING PRICE OF  
**£395,000**



DETACHED PROPERTY



**4**



**2**



**2**



**3**

**\*\* DELIGHTFUL FOUR BEDROOM  
DETACHED \*\* BEAUTIFULLY LANDSCAPED  
GARDEN \*\* NO CHAIN \*\*** A bright and spacious, modern four bedroom detached family house in the choice area of Church Village. Entrance hallway, large lounge and dining room with french doors to the garden, study/playroom, modern fitted kitchen and breakfast room with integrated appliances. To the first floor are four good sized bedrooms, primary bedroom with ensuite shower room and there is a family bathroom with shower over bath. Gas central heating, double glazing. Beautifully landscaped side garden with paved patio, lawn and decked relaxation area. Driveway leading to the garage. No chain. EPC Rating: B

**TENURE: FREEHOLD**

**COUNCIL TAX BAND: E**

**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 HALLWAY**

Approached via a panelled entrance door with obscured double glazed windows to upper part. Staircase to first floor. Under stairs storage cupboard. LVT flooring. Radiator.

#### **CLOAKROOM**

White suite comprising low level wc and wash hand basin. Wall tiling to half height. Obscured glass window. Extractor fan. Chrome heated towel rail.

#### **LOUNGE AND DINER**

22' 6" x 11' 3" (6.86m x 3.43m)

With window to front and french doors leading to the delightful side garden. An excellent sized reception with space for family dining and seating. Feature fireplace. Two radiators.

#### **STUDY/PLAYROOM**

9' 11" x 8' 5" (3.03m x 2.59m)

Overlooking the entrance approach, a versatile second reception. Radiator.

#### **KITCHEN/BREAKFAST ROOM**

13' 8" x 12' 10" (4.19m x 3.92m)

A good sized kitchen and breakfast room, well appointed along three sides in woodgrain effect panelled fronts beneath quartz worktop surfaces. Inset 1.5 bowl stainless steel sink with worktop side drainer. Inset four ring gas hob with cooker hood above and oven below. Integrated dishwasher. Plumbing for washing machine. Integrated fridge freezer. Concealed 'Glow Worm' combi gas central heating boiler. Ample space for family breakfast table or breakfast bar. Window to side. Recessed spotlights. Quality tiled flooring. Matching range of eye level wall cupboards. Door to rear. Radiator.

#### **FIRST FLOOR**

##### **LANDING**

Approached via an easy rising staircase leading to the central landing area. Access to roof space. Large airing cupboard with space for tumble dryer. Radiator.

##### **BEDROOM ONE**

11' 3" x 10' 11" (3.43m x 3.33m)

Overlooking the entrance approach, a good sized primary bedroom. Fitted wardrobes to one side. Radiator. Door to ensuite.

##### **ENSUITE SHOWER ROOM**

White suite comprising low level wc, wash hand basin, large shower cubicle with chrome shower. Wall tiling to splash back areas. Obscured glass window to front. Tiled flooring. Chrome heated towel rail.

##### **BEDROOM TWO**

12' 10" x 10' 0" (3.93m x 3.05m)

Aspect to front, a second double bedroom. Fitted wardrobes to one side. Radiator.

##### **BEDROOM THREE**

11' 5" x 9' 3" (3.50m x 2.83m)

Overlooking the attractive garden, a third double bedroom. Radiator.



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## BEDROOM FOUR

9' 3" x 8' 11" (2.82m x 2.73m)

Aspect to side, a good sized fourth bedroom. Radiator.

## FAMILY BATHROOM

7' 2" x 5' 6" (2.20m x 1.68m)

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

## OUTSIDE

### REAR GARDEN

A delightful rear garden having been beautiful landscaped with large paved patio and area of lawn with neat borders of plants and shrubs. To the far end is a decked relaxation area and timber gate to driveway and garage. To the rear is an area of artificial lawn. Enclosed garden with brick wall to front & side and timber fence to rear boundary. Additional gate giving side access to cul de sac. Outside power. Outside lights. Outside tap.

### FRONT GARDEN

Decorative stones and shrubs to front with paved patio to door.

## GARAGE

19' 10" x 10' 3" (6.07m x 3.14m)

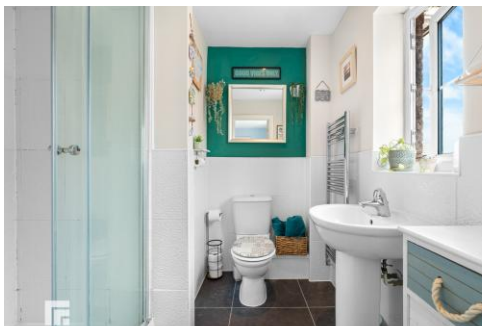
Single garage with up and over access door. Power and lighting.

## DRIVEWAY

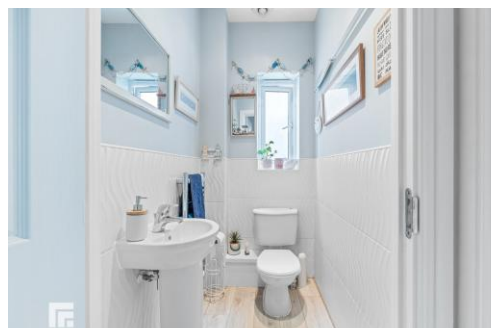
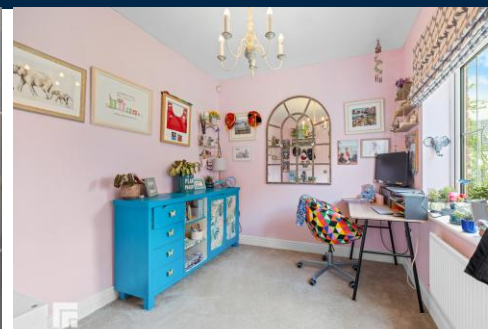
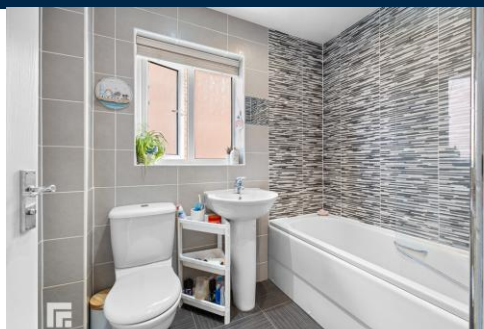
Driveway for one car leading to garage.



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FLOORPLAN TO FOLLOW

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**RADYR** 029 2084 2124

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



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