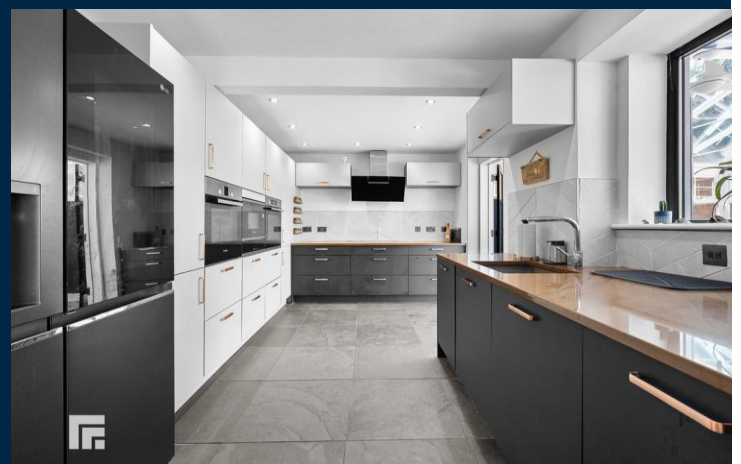




134 PARC NANT CELYN  
EFAIL ISAF  
PONTYPRIDD CF38 1AA

ASKING PRICE OF  
**£695,000**



## DETACHED PROPERTY



**5**



**4**



**5**



**2**

**\*\*DETACHED PROPERTY\*\*FIVE DOUBLE BEDROOMS\*\*LARGE ENCLOSED REAR GARDEN\*\*DOUBLE GARAGE\*\*** An immaculately presented, extended five bedroom family home in a quiet cul de sac. Entrance hallway, lounge, WC, open plan kitchen/dining room, conservatory and office. To the first floor, spacious master bedroom with walk in wardrobe and en-suite, a further two double bedrooms with en-suites, family bathroom and a fourth and fifth double bedroom. Large, beautifully maintained rear garden backing onto woodlands. Side garden. Double garage with space for utilities. Driveway. EPC Rating: B

#### LOCATION

This property is situated in the popular village of Efail Isaf and is just over nine miles from Cardiff City Centre, within close proximity to Creigiau and Pentyrch village, and the shopping facilities of Talbot Green. This rural village has a public house, a village hall and a small village store. There are fantastic nearby walks and cycling routes around the Garth mountain. It is within easy access to the M4 and has primary and secondary schooling plus sporting facilities within a three mile radius.

#### ENTRANCE HALLWAY

Approached via a composite entrance door leading to the entrance hallway. Staircase to first floor. Large built in storage cupboard. Quality tiled flooring.

#### CLOAKROOM

White suite comprising low level wc, wash hand basin. Tiled splash back. Tiled flooring. Radiator.

#### LOUNGE

14' 10" x 11' 5" (4.54m x 3.48m)  
Overlooking the entrance approach, a good sized primary reception. Kardean flooring. Radiator.

#### KITCHEN/DINER/FAMILY ROOM

35' 2" x 12' 10" (max)(10.73m x 3.92m)  
An excellent sized open plan kitchen diner and family room with modern fitted kitchen well appointed along three sides in matte finish fronts beneath granite worktop surfaces. Inset 1.5 bow sink. Inset four ring induction hob with cooker hood above. Warming drawer. Two integrated ovens with central integrated microwave oven. Integrated dishwasher. Integrated bin storage cupboard. Space for American style fridge freezer. Ample space for large family dining table and seating area. Wall mounted wood bumer. Cleverly arranged recess wine storage and shelving. Slate flooring. French doors to rear garden. Window to side. Two sets of crittal style doors opening to the large conservatory. Under stairs storage cupboard. Vertical radiator.

**TENURE: FREEHOLD**

**COUNCIL TAX BAND: F**

**FLOOR AREA APPROX: TBC**

**VIEWING: STRICTLY BY APPOINTMENT**

#### CONSERVATORY

23' 4" x 13' 10"(max) (7.12m x 4.23m)  
An exceptionally spacious conservatory enjoying views over the delightful rear garden. French doors to rear garden and a double glazed glass ceiling. Kardean flooring.

#### UTILITY ROOM

13' 1" x 7' 10" (3.99m x 2.41m)  
With units and worktops to one side. Space for tumble dryer. Slate tiled flooring. Door to side. Radiator. Door to garage. Radiator. A versatile room with options as currently utilised as a study.

#### FIRST FLOOR

##### LANDING

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

##### BEDROOM ONE

17' 0" x 11' 6" (5.19m x 3.52m)  
With windows to front and rear, an excellent sized primary bedroom. Door to walk in wardrobe. Door to ensuite shower room. Radiator.

##### WALK IN WARDROBE

8' 6" x 7' 10" (2.60m x 2.39m)  
With window to front. Fitted clothes rails and drawers. Radiator.

##### ENSUITE SHOWER ROOM

8' 9" x 8' 4" (2.68m x 2.55m)  
An excellent sized ensuite with modern white suite comprising low level wc, large wall mounted wash hand basin, walk in shower with glass screen and twin chrome shower heads above. Wall tiling to splash back areas. Tiled flooring. Recessed spot lights. Window to rear. Vertical radiator. Chrome heated towel rail.

##### BEDROOM TWO

13' 5" x 12' 3" (4.11m x 3.74m)  
Overlooking the rear garden, a second double bedroom. Range of fitted wardrobes to one side. Radiator. Door to ensuite.

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## ENSUITE SHOWER ROOM TWO

6' 2" x 5' 2" (1.89m x 1.58m)

White suite comprising low level wc, wash hand basin, corner shower cubicle with chrome 'Mira' shower. Tiled splash back. Tiled flooring. Window to rear. Radiator.

## BEDROOM THREE

12' 7" x 11' 5" (3.84m x 3.50m)

Overlooking the entrance approach, a third double bedroom. Door to ensuite. Radiator.

## ENSUITE SHOWER ROOM THREE

White suite comprising low level wc, wash hand basin and shower cubicle. Full wall tiling. Tiled flooring. Obscured glass window to front. Radiator.

## BEDROOM FOUR

13' 5" x 9' 5" (4.10m x 2.88m)

Overlooking the woodlands to side, a fourth double bedroom. A range of built out wardrobes to one side. Radiator.

## BEDROOM FIVE

10' 2" x 9' 0" (3.10m x 2.75m)

Aspect to rear, a fifth double bedroom. Fitted wardrobes to one side. Radiator.

## FAMILY BATHROOM

8' 6" x 6' 2" (2.60m x 1.89m)

2.60 x 1.89

A spacious family bathroom with white suite comprising low level wc, vanity wash basin with storage below, panelled bath with central taps and shower mixer. Wall tiling to splash back areas. Tiled flooring. Obscured glass window to rear. Radiator.

## OUTSIDE

### REAR GARDEN

A large, beautiful, well maintained rear garden. Raised paved patio and decked area. Steps leading to a well manicured lawn area with mature trees and shrubs. Garden backs onto a woodland and stream to side. Enclosed by a timber fence. Gate leading to side garden.

### SIDE GARDEN

Area of artificial lawn. Timber shed. Outside hose/tap. Gate with access to side/front.

## FRONT

Laid to lawn with mature shrubs. Timber gate to side for access to gardens. Driveway with parking for up to four vehicles. Electric car charger.

## DOUBLE GARAGE

20' 9" x 17' 2" (6.35m x 5.24m)

With twin electric roller shutter entrance doors. Power and lighting. Plumbing for washing machine. Door to main residence.

## ADDITIONAL INFORMATION

Solar Panels owned outright.





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FLOORPLAN TO FOLLOW

Score	Energy rating	Current	Potential
92+	A		
81-91	B	89 B	90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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