



## Parc Nant Celyn, £599,950

- Ample driveway parking and double garage
- En suite to master bedroom
- 3 reception rooms
- Wc and utility room
- Fantastic location
- EPC Rating: C



 4  2  3



## About the property

Pa Black Talbot Green are delighted to offer to the market this beautifully presented four double bedroom detached property which is located on the highly sought after development of Parc Nant Celyn in Efail Isaf. Situated deep within the development within a cul de sac, and private road, it offers ample off road parking as well as a double garage. In the surrounding area is the village location of Efail Isaf with local shops and pubs, local schools and excellent road links from the Church Village Bypass to the A470 & M4 (Jct 34).

## Accommodation

### Hallway

Entered via a UPVC double glazed front entrance door. Doors leading to lounge and kitchen/diner. Stairs to first floor.

### Lounge

15' x 11' 8" ( 4.57m x 3.56m )

UPVC double glazed window to front. Double doors to kitchen.

### Kitchen / Diner / Family Room

25' 2" x 12' 7" ( 7.67m x 3.84m )

Fitted with a range of wall and base units with worktops over. Stainless steel sink and mixer tap. Range cooker. Island.

Open to dining area and further area for seating. Two UPVC double glazed windows to rear and doors leading in to the conservatory.

### Conservatory

13' 1" x 10' 4" ( 3.99m x 3.15m )

UPVC double glazed windows to side and rear. Door to side.



**Downstairs Cloakroom**

Fitted with a close coupled W.C. Door to utility room.

**Utility Room**

Space for a washing machine and tumble drier. Wall units. Door to side.

**Double Garage**

Access from the house and door to garden. Great potential to be used as another room.

**First Floor Landing**

Access to all first floor rooms and airing cupboard.

**Master Bedroom**

11' 4" x 11' 4" ( 3.45m x 3.45m )

Fitted wardrobes. Window to front. Door leading in to ensuite shower room.

**Ensuite Shower Room**

Fitted with a three piece suite comprising shower, W.C. and wash hand basin. Obscure glass window to front.

**Bedroom Two**

11' 4" x 7' 2" ( 3.45m x 2.18m )

UPVC double glazed window to side.

**Bedroom Three**

11' 4" x 8' 8" ( 3.45m x 2.64m )

UPVC double glazed window to rear.

**Bedroom Four**

10' 1" x 9' 1" ( 3.07m x 2.77m )

UPVC double glazed window to rear. Fitted wardrobes.

**Bathroom**

Fitted with a three piece suite comprising bath, W.C. and wash hand basin.

**Outside**

**Front**

Larger than average driveway to the front with an area of and. Double garage.

## Floorplan



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