



6 TIR Y COED, PARC NANT CELYN
EFAIL ISAF
CF38 1AJ

ASKING PRICE OF

£725,000



DETACHED PROPERTY



5



2



3



4

**** EXECUTIVE FIVE BEDROOM DETACHED**

**** LARGE REAR AND SIDE GARDEN ****

DETACHED DOUBLE GARAGE ** WITH PANORAMIC VIEWS NO CHAIN** A**

A delightful five bedroom detached family home in a sought after location, the property is located on a large plot. Entrance reception hallway, cloakroom, large lounge, conservatory, sitting room, dining room, kitchen/breakfast room and utility room. To the first floor are five bedrooms, primary bedroom with ensuite bath and shower room and a separate family bathroom. Gas central heating, double glazing. Delightful, enclosed rear and side garden. Driveway leading to double garage. EPC Rating: D

TENURE: FREEHOLD

COUNCIL TAX BAND: G

FLOOR AREA APPROX: 2,459 SQ.FT.

VIEWING: STRICTLY BY APPOINTMENT

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.

RECEPTION HALLWAY

17' 0" x 11' 8" (5.20m x 3.56m)

Approached via a Upvc double glazed entrance door with windows to either side leading to the exceptionally spacious reception hallway. Staircase to first floor. Quality wood block flooring. Storage cupboard. Radiator.

CLOAKROOM

Comprising low level wc and vanity wash basin with storage below. Wall tiling to half height. Obscured glass window to side. Radiator.

LOUNGE

19' 10" x 14' 11" (6.07m x 4.55m)

An excellent sized primary reception with feature marble fireplace. Window to side. Patio doors to the large conservatory. Quality wood block flooring. Two radiators.

CONSERVATORY

20' 0" x 13' 8" (6.12m x 4.18m)

A large conservatory enjoying views over the garden. Feature brick built fire place. Two sets of French doors to the garden. Laminate flooring. Two radiators.

SITTING ROOM

14' 7" x 11' 8" (4.45m x 3.57m)

Overlooking the lawned front garden and entrance approach, an excellent sized second reception. Feature fireplace. Quality wood block flooring. Radiator.

DINING ROOM

11' 8" x 11' 0" (3.56m x 3.36m)

Overlooking the driveway to front, a good sized family dining room with ample space for large table. Quality wood block flooring. Radiator.

KITCHEN/BREAKFAST ROOM

21' 3" x 11' 5" (6.48m x 3.48m)

With units and worktops to four sides. Inset 1.5 now sink with side drainer. Inset four ring gas hob with concealed cooker hood above. Integrated oven and grill. Matching range of eye level wall cupboards. Tiled splash back. Window to rear. Worktop breakfast bar. Space for family breakfast table. Tiled flooring. Patio doors to conservatory. Radiator. Door to utility room.

UTILITY ROOM

11' 8" x 6' 5" (3.58m x 1.96m)

With units and worktops to three sides. Inset stainless steel sink. Spade for fridge freezer. Plumbing for washing machine. Tiled splash back. Window to rear. Door to side. Cupboard housing the 'Potterton' gas central heating boiler. Tiled flooring. Radiator.

FIRST FLOOR

LANDING

Approached via a half turning staircase leading to the large galleried landing area. Access to roof space. Large airing cupboard housing the hot water cylinder.

BEDROOM ONE

14' 11" x 11' 7" (4.56m x 3.54m)

Overlooking the entrance approach and open field to the side, an excellent sized primary bedroom. A range of fitted bedroom furniture including wardrobes, chest of drawers and dressing table. Radiator. Door to ensuite.



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ENSUITE BATH AND SHOWER ROOM

11' 6" x 7' 6" (3.51m x 2.29m)

A sizeable ensuite bath and shower room with twin wash hand basins with storage below, low level wc, bidet, panelled bath, shower cubicle with 'Mira' electric shower. Full wall tiling. Extractor fan. Electric shaver point. Radiator.

BEDROOM TWO

12' 11" x 11' 11" (3.94m x 3.64m)

Enjoying exceptional rear views, an excellent sized second bedroom. Range of built in wardrobes to one side. Radiator.

BEDROOM THREE

13' 10" x 9' 4" (4.24m x 2.87m)

Aspect to rear, a further double bedroom. Two built in double wardrobes. Radiator.

BEDROOM FOUR

11' 8" x 10' 4" (3.57m x 3.17m)

Overlooking the entrance approach, a good sized fourth double bedroom. Radiator.

BEDROOM FIVE

11' 6" x 8' 5" (3.52m x 2.59m)

Enjoying delightful rear views, a good sized fifth bedroom. Built in wardrobe. Radiator.

FAMILY BATHROOM

8' 10" x 7' 8" (2.71m x 2.35m)

A large family bathroom comprising low level wc, bidet, wash hand basin, corner bath with shower above. Full wall tiling. Obscured glass window to front. Radiator.

OUTSIDE

REAR AND SIDE GARDEN

A truly delightful rear garden enjoying a south westerly aspect and sideways onto open farmland field. Comprising a large paved patio area leading onto well manicured areas of lawn with inset shrubs and conifers. Access via either side. Outside tap.

FRONT GARDEN

Small area of lawn and wide tarmac driveway leading to garage. Gates to either side leading to side and rear gardens.

DOUBLE GARAGE

18' 4" x 16' 11" (5.59m x 5.18m)

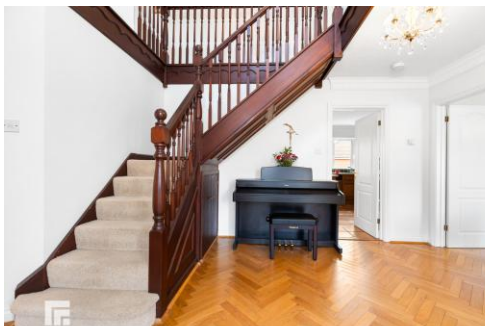
With twin up and over access doors. Power and lighting. Window to side.



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GROUND FLOOR
1350 sq.ft. (125.4 sq.m.) approx.

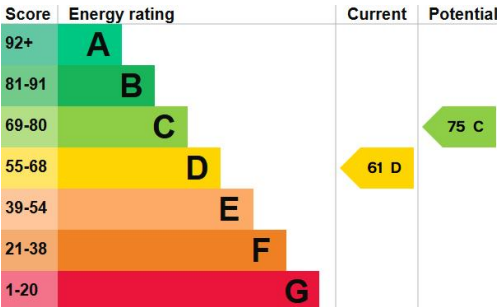


1ST FLOOR
1109 sq.ft. (103.0 sq.m.) approx.



TOTAL FLOOR AREA : 2459 sq.ft. (228.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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