

Glyntaff Road

| Pontypridd | CF37 4AT

Detached House | Asking Price Of £449,950



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PROPERTY DESCRIPTION

** IMPOSING DETACHED PROPERTY SET IN APPROX 0.5 ACRES ** EXTENDED
** SUPERB VIEWS ** Situated in the popular Treforest area in an elevated position within close walking distance to nature parks and easy access to the A470 and local amenities. This versatile property offers entrance hall, lounge, bathroom, dining room, kitchen, utility, cloakroom, sitting room and conservatory to the ground floor. To the first floor is a large master bedroom with en-suite, three further bedrooms and family bathroom. Gym/sauna. Gardens to front, side and rear with raised terrace, storage outbuildings. The property also has the benefit of a double garage and parking.

- **Tenure** Freehold
- **Council Tax Band** F
- **Floor Area (Approx).** 2,547 sq ft
- **Viewing Arrangements** Strictly by Appointment

LOCATION

The property is situated in a sought after location close to the town centre along with Ynysangharad Park and the Lido. There are excellent public transport links via Treforest train station with Pontypridd train and bus station close by. Conveniently located with access to A470 and M4.

ENTRANCE

Double garage to side with parking in front. Gated access to side leading to main entrance.

HALLWAY

25' 2" x 5' 10" (7.695m x 1.789m)
Entered via uPVC double glazed door into hallway. Parquet wood flooring. Stairs rising to first floor. Radiator. Potential for integral door into garage (lintel in place). Spotlights.

LOUNGE

16' 0" x 14' 7" (4.879m x 4.463m)
Parquet wood flooring. Fireplace with marble surround and hearth with electric fire. uPVC double glazed French doors to front with superb views. Radiator. Doors to bathroom and dining room.

BATHROOM

10' 8" x 6' 11" (3.266m x 2.115m)

All walls, vanity unit and bath sides in solid marble. Tiled floor. Vanity unit has two basins and pull out shower head. Low level WC and cast iron bath with shower over. Radiator. uPVC double glazed window to rear. Plumbed for bidet which is available.

DINING ROOM

14' 8" x 9' 10" (4.486m x 3.007m) A lovely open plan entertaining space. Parquet wood flooring. Radiator. Opening to kitchen and sitting room.

KITCHEN

14' 8" x 6' 11" (4.472m x 2.126m)
Fitted with base and eye level units with solid oak doors. Incorporating stainless steel sinks, one with waste disposal and complementary granite work surfaces. Fitted double Bosch electric oven and hob with extractor over. Integrated fridge/freezer and dish washer. Tiled splashbacks and marble tiled flooring. Radiator. Breakfast bar to seat four with cupboards under. uPVC double glazed external door to side. Door to;

REAR LOBBY

Doors to utility room and cloakroom with WC with external uPVC double glazed door to courtyard. Radiator. Marble tiled flooring. Storage cupboard.

UTILITY ROOM

7' 8" x 4' 7" (2.359m x 1.421m)
Plumbed for sink, washing machine, tumble dryer and fridge/freezer. Radiator.

CLOAKROOM

5' 8" x 3' 6" (1.749m x 1.072m) Fitted with a low WC and vanity enclosed wash hand basin. Tiled walls and marble tiled flooring. Spotlights. uPVC double glazed window to side. Radiator.

COURTYARD

With outside tap and doors to garage and brick built store with uPVC door, light and power.

SITTING ROOM

17' 3" x 17' 5" (5.271m x 5.328m) A bright and airy space with sliding doors to conservatory. Parquet wood flooring. Feature wood burner with granite hearth. Radiator. Spotlights. Two uPVC double glazed window to front with views.

CONSERVATORY

13' 10" x 7' 2" (4.233m x 2.202m)
uPVC double glazed windows to all aspects with door to garden. Tiled flooring.

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FIRST FLOOR

A spacious landing with space for desk. Doors to four bedrooms and the family bathroom. Loft hatch with pull down ladder, light and power (part boarded). Radiator. Two uPVC double glazed windows to rear. Spotlights.

MASTER BEDROOM

18' 2" x 16' 8" (5.555m x 5.089m) uPVC double glazed window to front with views. Spotlights. Radiator. Door to:

EN-SUITE

9' 3" x 5' 5" (2.824m x 1.656m) A stylish suite to include low level WC, pedestal wash hand basin, bidet and fitted corner shower cubicle with rainwater shower head. Extractor fan. Fully tiled walls. Radiator and heated towel rail. Spotlights. uPVC double glazed window to front.

BEDROOM TWO

14' 8" x 9' 8" (4.481m x 2.962m) uPVC double glazed window window to front with views. Radiator. Telephone point.

BEDROOM THREE

14' 6" x 9' 10" (4.422m x 3.004m) uPVC double glazed window to front. Radiator shared door to bedroom Four.

BEDROOM FOUR

11' 4" x 6' 10" (3.456m x 2.099m) Alternatively used as a dressing room. uPVC double glazed window to front. Radiator. Separate entrance door.

FAMILY BATHROOM

10' 11" x 7' 8" max (3.347m x 2.343m) A modern suite fitted with a low level WC, pedestal wash hand basin, panelled bath and fitted double shower cubicle with rainwater shower head. Filled tiled walls. Spotlights. Radiator and heated towel rail. Door to boiler room.

BOILER ROOM

4' 11" x 4' 0" (1.499m x 1.24m) Wall mounted gas combination boiler. Spotlight.

OUTSIDE FRONT

Laid to lawn, access from both sets of patio doors. Surrounded by stone walls and balustrade. Paved pathway between front of house and lawn provides access to front door and rear garden.

REAR GARDEN

Partly to lawn and access to outbuildings and two water features. Paved patio area with steps to side door into kitchen and two tiered

raised terraces, one with stone balustrade surrounds and superb south westerly views. Boundary wall and hedge. Access to main garden through wrought iron gates.

OUTBUILDINGS/STORAGE SHED

7' 1" x 5' 3" (2.177m x 1.623m) Light and power. Ideal for garden tools.

GYM/SAUNA

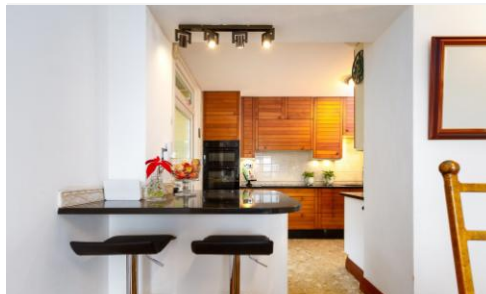
23' 9" x 7' 4" (7.243m x 2.243m) Previously serving the swimming pool which is now covered over with lawn. The gym/sauna has light and power, fitted shower cubicle and sauna. Fully tiled walls and floor.

MAIN GARDEN

A delightful garden offering ample space. Lawn, vegetable patch, water feature and pond. Boundary fence. A variety of colourful shrubs, mature hedges and trees. Outside tap. Beautiful panoramic views. Fields behind and to side.

DOUBLE GARAGE

An electric roller shutter door. Light and power. Walls and ceiling plastered, concrete floors. uPVC door to courtyard.



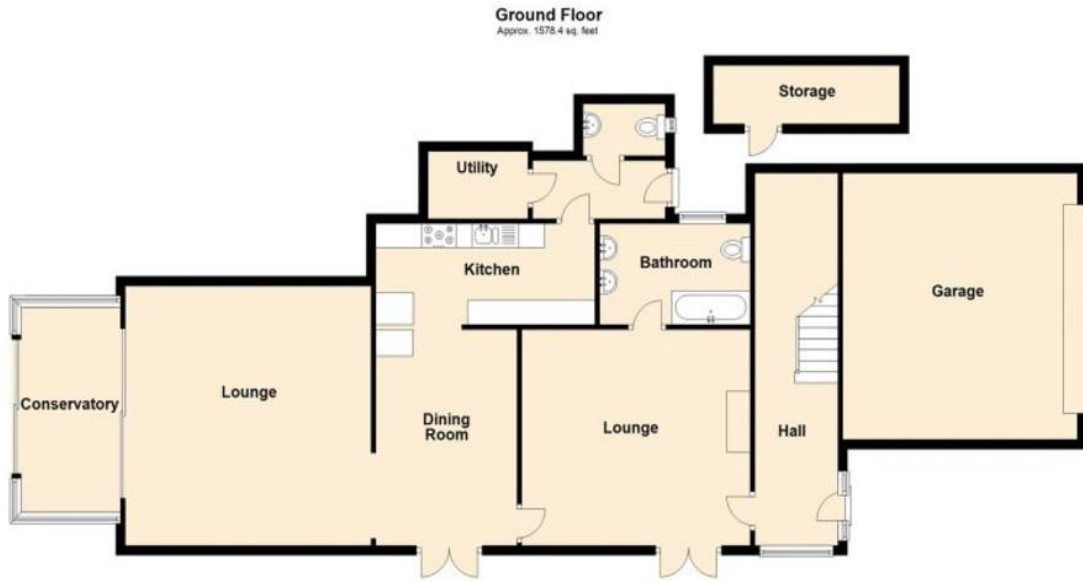


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FLOORPLANS



Total area: approx. 2546.6 sq. feet

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		71
(55-68)	D		
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			EU Directive 2002/91/EC



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