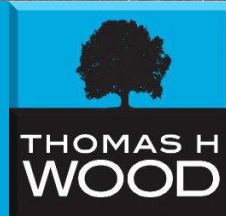




72 Parc Nant Celyn

Efail Isaf, Pontypridd, CF38 1AJ



Asking Price Of £475,000

4 Bedrooms





Thomas H Wood are pleased to offer for sale this beautifully presented 4 bedroom plus study detached family home located on the highly desired 'Parc Nant Celyn' development in Efail Isaf. This excellent family home offers spacious living accommodation and benefits from a conservatory with cosy roof, stunning kitchen, ensuite bathroom and cloakroom. This modern family home sits on a generous plot, which has meticulously landscaped front and rear gardens along with a large driveway with double garage. Viewing is highly recommended to appreciate this beautiful home. There are excellent road links to A470 and M4, also a short drive to Treforest and Pontyclun rail stations.

#### **ENTRANCE HALL**

Entry via double doors into a spacious lobby with UPVC windows, Amtico flooring, radiator panel, glazed door to entrance hall  
doors to all rooms, stairs to 1st floor

#### **LOUNGE**

11' 8" x 20' 9" (3.56m x 6.34m) A bright and spacious principal reception room with carpeted floors, painted walls, smooth ceiling with coving, deep bay window overlooking the quiet frontage, UPVC window to side aspect, gas fire with surround, doors to conservatory

#### **CONSERVATORY**

9' 10" x 11' 9" (3.02m x 3.60m) with glazing to 3 sides, cosy roof, Amtico flooring, radiator panel with TRV, UPVC door to garden

#### **DINING ROOM**

10' 5" x 11' 7" (3.19m x 3.54m) with carpeted floors, painted and papered walls, dado rail textured ceiling with coving, radiator panel with TRV, UPVC glazed window overlooking the front aspect of the property

#### **WC**

5' 7" x 3' 11" (1.71m x 1.20m) A recently renewed downstairs cloakroom with low-level WC, wash handbasin with chrome mixer, tiled walls, Amtico flooring, radiator panel



### **KITCHEN/BREAKFAST ROOM**

19' 10" x 8' 8" (6.06m x 2.66m) A stunning and recently installed kitchen breakfast room with a range of high-gloss wall and base units, quartz worktops and upstands, Siemens integrated appliances to include oven and combi oven/microwave oven, warming drawer, Elica induction hob with a built in extractor unit, dishwasher and fridge. With inset bowl and a half sink and chrome swan neck tap, breakfast bar and space for table and chairs. vertical radiator, inset spotlighting, tiled floors, 3UPVC windows overlooking the rear garden, brushed aluminium sockets, door to utility room

### **UTILITY ROOM**

8' 6" x 7' 6" (2.60m x 2.31m) with a range of wall and base units, space for washing machine, inset bowl and swan neck tap, space for fridge and freezer, tiled floor, door to integral garage UPVC door and window to rear garden

### **LANDING**

with carpeted floors, painted walls, textured ceiling, access to loft access, airing cupboard, doors to all rooms

### **MASTER BEDROOM**

16' 6" x 11' 5" (5.05m x 3.49m) max with carpeted floors, painted walls, textured ceiling, recess space for dressing table and wardrobes, carpeted floors, UPVC window to front aspect, door to ensuite bathroom

### **ENSUITE BATHROOM**

7' 7" x 8' 11" (2.32m x 2.74m) a recently installed and stunning ensuite bathroom with freestanding shower, fully tiled walls, low level WC and beautiful sink vanity unit. Tiled floor, recessed spotlights, bath with chrome taps and handheld chrome shower, towel rail

### **BEDROOM 2**

11' 4" x 11' 7" (3.46m x 3.55m) a good size double room overlooking the front aspect of the property with carpeted floors, painted walls, textured ceiling, fitted wardrobes, radiator panel with TRV, UPVC window

### **BEDROOM 3**

10' 0" x 9' 1" (3.05m x 2.78m) double bedroom with carpeted floors, painted walls, textured ceiling, UPVC window overlooking the rear garden, radiator panel with TRV, TV point

### **BEDROOM 4**

7' 8" x 9' 1" (2.34m x 2.77m) a good size single room with fitted wardrobes, painted walls, textured ceiling, UPVC window to rear, radiator panel with TRV

### **STUDY**

6' 2" x 6' 1" (1.88m x 1.87m) carpeted floor, UPVC window to rear, radiator panel. Built in bookshelves.

### **FAMILY BATHROOM**

7' 4" x 6' 2" (2.25m x 1.88m) a modern four piece suite with low-level WC, wall hung sink vanity unit, bath with chrome taps, freestanding shower with electric shower and glazed doors, chrome towel radiator, fully tiled walls and floor

### **GARAGE**

18' 0" x 19' 5" (5.50m x 5.92m) (max) a superb double garage with electric roller shutter, ample space for two cars, recessed space for appliances and wall mounted Worcester boiler

### **OUTSIDE**

Front on a generous front plot, space for multiple cars, mature plants and shrubs, neatly laid lawn timber gate to rear garden, electric up and over garage door

Rear a beautiful and well-kept rear garden with mature hedgerows plants and shrubs, Gabriel Ash greenhouse with electric point, timber fencing and a well-manicured generous lawn

### **TENURE**

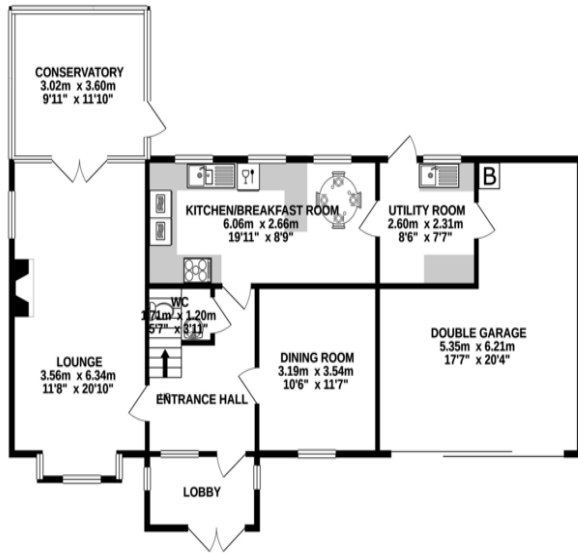
This property is understood to be Freehold. This will be verified by the purchaser's solicitor.

### **COUNCIL TAX Band G**

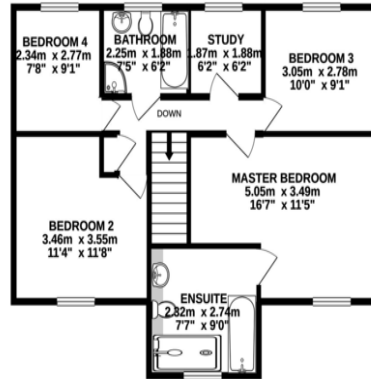




**GROUND FLOOR**  
109.5 sq.m. (1179 sq.ft.) approx.



**1ST FLOOR**  
60.5 sq.m. (651 sq.ft.) approx.



**TOTAL FLOOR AREA : 170.0 sq.m. (1829 sq.ft.) 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81   B
69-80	C	70   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements