

# 11 Nant Y Felin,

Efail Isaf, Pontypridd, CF38 1YY



Estate Agents and Chartered Surveyors

Asking Price Of

**£489,950**



Detached Property



# Property Description

**\*\* SPACIOUS FOUR BEDROOM DETACHED \*\* LARGE PLOT OFFERING POTENTIAL TO EXTEND \*\*** A bright and spacious four bedroom detached family home located on a good sized plot offering potential to extend (subject to planning) in the sought after village of Efail Isaf. Entrance hallway, large lounge, spacious dining/sitting room, modern fitted kitchen with integrated appliances and granite quartz worktop surfaces, rear lobby with utility cupboards and modern cloakroom. To the first floor are four bedrooms and a quality family bathroom with shower over bath and a separate family wet room. Gas central heating. Double glazing. Delightful rear garden comprising lawn and keyblock patio. Wide keyblock driveway to front leading to garage. EPC Rating: C

**Tenure Freehold**

**Council Tax Band F**

**Floor Area Approx 1277 sq ft**

**Viewing Arrangements  
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. 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

12' 7" x 5' 9" (3.84m x 1.77m)

Approached via a composite entrance door leading to the spacious entrance hallway, staircase to first floor, understairs storage cupboard and radiator.

## LOUNGE

22' 3" x 11' 5" (6.79m x 3.49m)

An excellent sized principal reception with deep silled bay window to front, and doors opening to the rear garden, feature remote operated gas fire with matching hearth and back with wooden surround and two radiators.

## DINING OR SITTING ROOM

14' 11" x 8' 10" (4.56m x 2.70m)

With window to front and side, space for large family dining table or family seating area and two radiators.

## KITCHEN

16' 11" x 9' 0" (5.18m x 2.75m)

Newly refurbished approx 3 years ago. Howdens fitted kitchen along three sides in white panelled fronts beneath granite quartz worktop surfaces, inset 1.5 bowl sink with worktop side drainer, integrated dishwasher, integrated fridge freezer, inset five ring 'Neff' induction hob with extractor hood above, integrated twin ovens, matching range of eye level wall cupboards and shelving units, built in bin cupboard with pull out bins, space for family breakfast table, window to side and rear, quality laminate flooring, recessed spotlights, contemporary vertical radiator and door to rear lobby.

## REAR LOBBY

Door to rear garden and laminate flooring.

## UTILITY CUPBOARD

Plumbing for washing machine, wall mount Baxi duo tec boiler.

## UTILITY CUPBOARD TWO

With storage cupboard and work surface, window to side.

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## CLOAKROOM

Modern white suite comprising low level wc, vanity wash basin with storage below, wall tiling to half height, window to side and radiator.

## FIRST FLOOR

### LANDING

Approached via an easy rising single flight staircase leading to the spacious central landing area, access to roof space and linen storage cupboard with shelving.

### BEDROOM ONE

12' 8" x 12' 7" (3.87m x 3.84m)

An excellent sized principal bedroom overlooking the quiet street, radiator, fitted wardrobes to one side and fitted chest of drawers with inset shelves.

### BEDROOM TWO

9' 7" x 9' 1" (2.93m x 2.78m)

Overlooking the delightful rear garden, a second double bedroom with fitted wardrobes with central double bed recess, radiator.

### BEDROOM THREE

9' 6" x 8' 11" (2.92m x 2.73m)

Aspect to front, a third double bedroom, radiator and built in wardrobe.

### BEDROOM FOUR

9' 5" x 6' 10"(max) (2.89m x 2.10m)

Aspect to rear, a good sized fourth bedroom or study, radiator.

## FAMILY BATHROOM

7' 3" x 5' 9" (2.21m x 1.77m)

Modern white suite comprising low level wc, vanity wash basin with storage below with work surface over, P-shaped bath with shower mixer tap and additional shower above, full wall tiling with marble effect tiled and attractive mosaic boarder, tiled flooring, obscure glass window to rear extractor fan, fitted light up mirror with electric shaver point inbuilt and contemporary vertical radiator.

## WET ROOM

Quality wet room with twin head chrome showers, full marble effect wall tiling, tiled flooring, extractor fan, window to side and radiator.

## OUTSIDE

### REAR GARDEN

Enjoying a southerly aspect. A delightful rear garden with keyblock paved patio leading onto an area of lawn with neat beds of plants and shrubs, additional large keyblock paved patio to side, side gates giving access to front from either side. Outside lighting. Outside tap. Door to garage.

### FRONT GARDEN

Well tended area of lawn with inset hedgerow, shrubs and plants, low level brick wall to front boundary, wide keyblock driveway and keyblock pathway to front door. Outside lighting. Timber gates giving access to either side of property.

## GARAGE

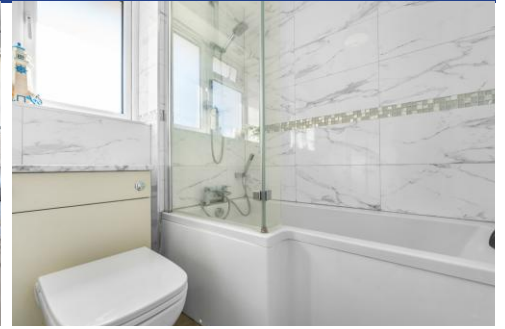
21' 4" x 9' 4" (6.51m x 2.86m)

A larger than average garage with up and over access door, power and lighting. Door to rear garden.

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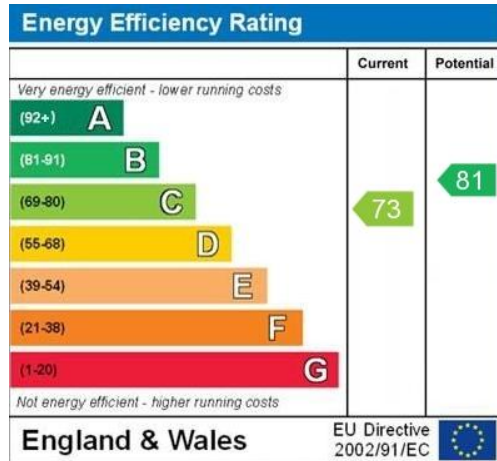
GROUND FLOOR  
683 sq.ft. (63.5 sq.m.) approx.

1ST FLOOR  
594 sq.ft. (55.2 sq.m.) approx.



TOTAL FLOOR AREA: 1277 sq.ft. (118.6 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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