



Waun Hir Cottage, Efail Isaf Pontypridd

offers in the region of **£400,000** Freehold

pa black



Waun Hir Cottage, Efail Isaf Pontypridd

PaBlack are delighted to welcome to the market this unique detached cottage in the sought after village of Efail Isaf. The property has been extended and modernised but still offers a number of original features throughout. Offering a modern and elegant feel this property has been finished to an exceptionally high standard in our opinion. With two reception rooms, a 24FT Kitchen/Breakfast room and larger than average utility this property has heaps of space for a growing family. The property is set back away from the road providing off road parking for a number of cars, and is just a short drive to both the A470 and M4 motorway which is ideal for commuters.

Internally this impressive property comprises; Entrance Hallway, Lounge, Additional Reception Room, Kitchen/Breakfast Room, Cloakroom, Storage Room and Utility Room all to the ground floor.

To the first floor you will find; Four Double Bedrooms, Master Benefits from an En Suite shower room Plus a Family Bathroom Fitted with Four Piece Bathroom Suite.

Outside the property offers a larger than average drive providing off road parking to the front. Side access to the rear garden offers a combination of both stone chipping's and lawned areas with fence surround, ideal for child's play and entertaining.

Entrance Hallway

Enter via traditional hard wood door. UPVC double glazed window to rear and side. Access to Lounge.

Lounge

24' 3" x 15' (7.39m x 4.57m)

Feature stone wall with open fire plus log burner to opposite wall. Access to kitchen and reception room. Staircase leading to first floor. UPVC double glazed window to side X2.

Reception Room

18' 3" x 13' 11" (5.56m x 4.24m)

UPVC double glazed double doors to rear garden currently used as sitting room. Access to storage room and cloakroom and kitchen.

Cloakroom

Fitted with two piece suite comprising WC and wash hand basin. UPVC double glazed obscure window to rear.

Store Room

Fitted with wall units providing additional storage.

Kitchen/ Breakfast Room

.24' 7" x 9' 4" (7.49m x 2.84m)

Fitted with a matching range of modern base and eye level units with contrasting worktops over. Range style cooker plus five ring gas hob with cooker hood over. Ceramic sink unit plus drainer. Integrated fridge/freezer, dishwasher, microwave and wine cooler. Space for dining table and chairs. Integral window allowing borrowed light to utility room. UPVC double glazed doors to rear garden. Double glazed wooden velux window X2.



Utility Room

11' 11" x 8' (3.63m x 2.44m)

Fitted with a matching range of base and eye level units with contrasting worktops over. Integral fridge/freezer, space for washing machine. Stainless steel sink unit plus drainer. UPVC double glazed window to front and UPVC double glazed door to front.

Landing

Access to all first floor rooms plus loft access.

Master Bedroom

16' 10" x 13' 9" (5.13m x 4.19m)

UPVC double glazed window to rear. Access to en suite shower room.

En Suite Shower Room

Fitted with three piece suite comprising single shower cubicle, WC and wash hand basin. UPVC double glazed obscure window to rear.

Bedroom Two

11' 3" x 12' 6" (3.43m x 3.81m)

UPVC double glazed window to rear.

Bedroom Three

12' 11" x 8' 9" (3.94m x 2.67m)

UPVC double glazed window to rear.

Bedroom Four

14' 4" x 9' 11" (4.37m x 3.02m)

UPVC double glazed window to front.

Bathroom

Fitted with a modern four piece bathroom suite comprising bath, shower enclosure, WC and wash hand basin. Double glazed wooden velux window.

Outside

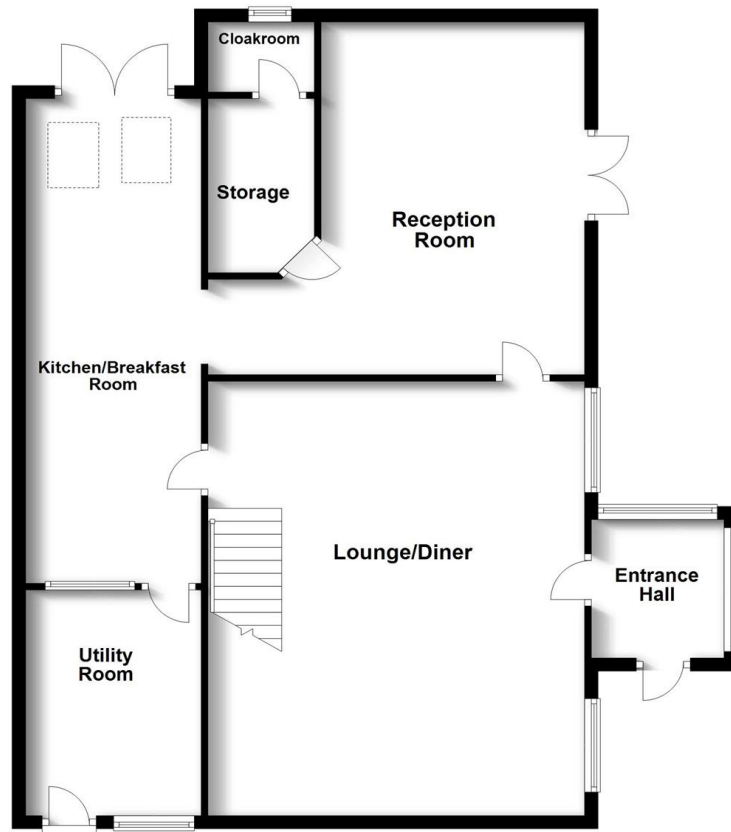
Driveway to front providing ample of off road parking. Side access to the rear leads you to an enclosed garden offering a combination of both stone chipping and lawned area. A decked area at the rear of the garden approx. 2.5m x 6m. Shed to rear to remain.



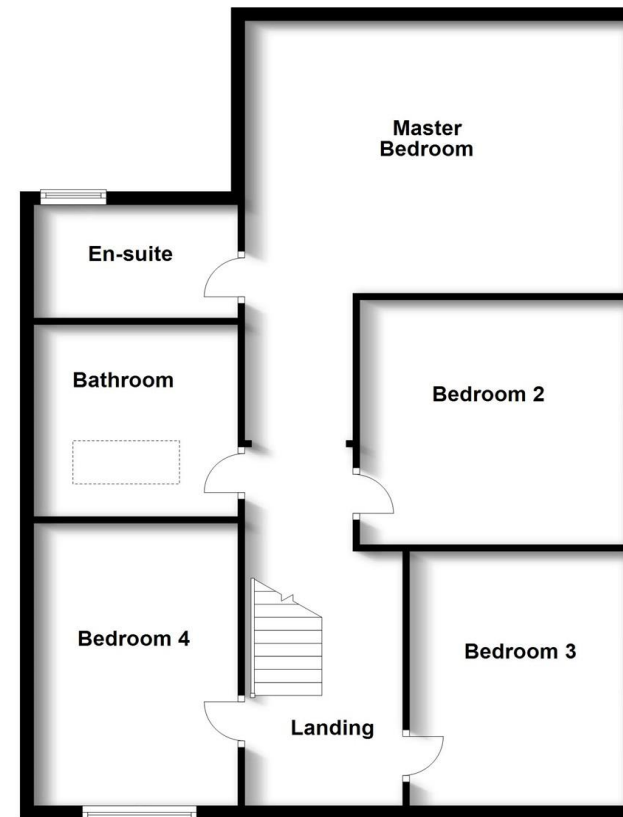
Council Tax

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Ground Floor



First Floor

13 Talbot Road, Talbot Green, Talbot Green, Mid Glamorgan, CF72 8AD

EPC Rating: D

Property Ref:TAL303105 - 0016



Note: While we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. **Tenure:** We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

