

Heol Y Ffynnon, Efail Isaf, Pontypridd. CF38 1AU

£349,950 Freehold

FOR SALE



Church Village
8, Main Road, Church Village, Pontypridd, CF38 1SB



DYLAN DAVIES
Estate & Letting Agents

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PROPERTY DESCRIPTION

****NO ONWARD CHAIN****

****DESIRED 'EFAIL ISAF' VILLAGE LOCATION****

****3 / 4 BEDROOMS****

****CONSERVATORY****

FANTASTIC OPPORTUNITY TO PURCHASE THIS LOVELY THREE / FOUR BEDROOM SEMI DETACHED 'CHALET' STYLE PROPERTY IN EFMAIL ISAF VILLAGE. THE PROPERTY OFFERS SPACIOUS ACCOMMODATION THROUGHOUT, PLUS A CHARMING REAR GARDEN with GARAGE.

Dylan Davies are pleased to bring to the market this family home in Efail Isaf. The central village location is highly desirable and would make a good purchase for anyone looking to add their own stamp to a property.

The ground floor accommodation comprises; porch, entrance hallway, lounge, kitchen/breakfast room, dining room, bedroom and conservatory.

The first floor has two fantastic double bedrooms with a lovely front and rear outlook.

The property is perfect for a growing family who are looking for village life.

****A MUST BE VIEWED PROPERTY****

RCT COUNCIL TAX BAND 'E' - £2,430.33

FEATURES

- NO ONWARD CHAIN
- THREE / FOUR BEDROOMS
- CONSERVATORY
- GARAGE and SIDE DRIVEWAY
- GAS CENTRAL HEATING
- PRETTY FRONT and REAR GARDENS
- MODERN FITTED BATHROOM
- DESIRED 'EFMAIL ISAF' VILLAGE LOCATION
- MUST BE VIEWED



ROOM DESCRIPTIONS

PORCH

4' 9" x 3' 0" (1.45m x 0.91m)

ENTRANCE HALLWAY

13' 9" max x 14' 7" (4.19m x 4.45m)

LOUNGE

13' 0" x 17' 10" (3.96m x 5.44m)

KITCHEN / BREAKFAST ROOM

8' 7" x 14' 6" (2.62m x 4.42m)

DINING ROOM

9' 11" x 10' 9" (3.02m x 3.28m)

BEDROOM THREE

11' 1" x 14' 1" (3.38m x 4.29m)

CONSERVATORY

10' 0" x 7' 11" (3.05m x 2.41m)

FAMILY BATHROOM

6' 11" x 7' 0" (2.11m x 2.13m)

FIRST FLOOR

LANDING

4' 2" x 5' 5" (1.27m x 1.65m)

BEDROOM ONE (with fitted wardrobe)

12' 6" x 18' 0" (3.81m x 5.49m)

BEDROOM TWO

11' 0" x 14' 1" (3.35m x 4.29m)

EXTERNAL

LOVELY REAR GARDEN

GARAGE

FRONT GARDEN and SIDE DRIVEWAY



FLOORPLAN & EPC



TOTAL FLOOR AREA: 1670 sq ft approx.
 Whilst every attempt has been made to ensure the accuracy of the figures 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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