# Heol Y Ffynnon, Efail Isaf, Pontypridd. CF38 1AU £349,950 Freehold FOR SALE



Estate & Letting Agents

#### 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 EFAIL 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 'EFAIL ISAF' VILLAGE LOCATION
- MUST BE VIEWED



## **ROOM DESCRIPTIONS**

PORCH	EXTERNAL
4' 9" x 3' 0" (1.45m x 0.91m)	
ENTRANCE HALLWAY  13' 9" max x 14' 7" (4.19m x 4.45m)	LOVELY REAR GARDEN
,	GARAGE
LOUNGE	
13' 0" x 17' 10" (3.96m x 5.44m)	FRONT GARDEN and SIDE DRIVEWAY
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)	
3 11 × 10 3 (3.02111× 3.2011)	
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)	
12 3 7 13 3 (3.611173.1311)	
BEDROOM TWO	
11' 0" x 14' 1" (3.35m x 4.29m)	





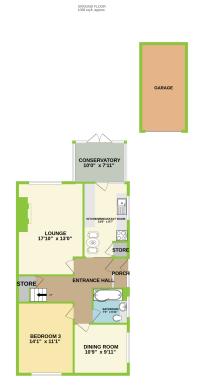








#### FLOORPLAN & EPC





1ST FLOOR 631 sq.ft. approx.

TOTAL FLOOR AREA: 1670 sq.fb. approx.

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