



DYLAN DAVIES
Estate & Letting Agents

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

Woodland View, Church Village, Pontypridd. CF38 1RW

£335,000



FOR SALE

****NO ONWARD CHAIN - NOT TO BE MISSED****

A WELL PRESENTED FAMILY HOME on the EVER POPULAR 'ST DAVIDS MANOR' DEVELOPMENT in CHURCH VILLAGE.

NEATLY POSITIONED within A QUIET & SOUGHT AFTER CUL-DE-SAC and WALKING DISTANCE TO GARTH OLWG SCHOOL

Dylan Davies is delighted to offer for sale this lovely four bedroom family home located on 'St Davids Manor', Church Village. The property is situated in a quiet cul-de-sac position with other executive homes with children play parks nearby making a favoured location for families.

****LARGE CONSERVATORY with UNDERFLOOR HEATING****

Internally the ground floor accommodation comprises; entrance hall with engineered oak flooring, a downstairs WC/cloakroom, a modern style kitchen/breakfast room, light and airy with stylish white gloss units, a spacious lounge dining room with gas fire and engineered oak flooring continuing from the hallway which leads to the large conservatory featuring travertine floor tiles complete with electric underfloor heating and designer vertical radiator.

****EN-SUITE SHOWER ROOM to MASTER BEDROOM****

The first floor landing leads to the master bedroom that benefits from fitted wardrobes plus en-suite shower room. There are three other good sized bedrooms with bedroom two offering a dual aspect outlook plus a built-in wardrobe all served by a modern family bathroom.

****LANDSCAPED GARDENS FRONT & REAR****

Externally the property benefits from a low maintenance front garden mainly laid with decorative chippings plus off road driveway parking for two vehicles leading to a single garage with up and over door and pedestrian door from the garage leading to the rear garden.

****ENCLOSED REAR GARDEN with MATURE SHRUBS & TREES****

The rear garden is fully enclosed and offers a paved patio area, outside the conservatory, an artificial lawn area and decking seating area. This garden is a lovely place to relax, unwind and entertain with pretty, mature planting to the borders.

Further benefits include uPVC double glazing, gas central heating (boiler has been regularly serviced, most



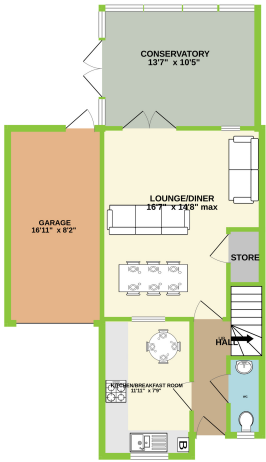




GROUND FLOOR
666 sq.ft. approx.

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1ST FLOOR
534 sq.ft. approx.



TOTAL FLOOR AREA : 1200 sq.ft. approx.
 Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of these, and other, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This site plan does not constitute a contract and should not be used as such for any purpose other than the one for which it is intended. Measurements are given to the nearest millimetre and no guarantee as to their accuracy or efficiency can be given.
 Hays and Hays 01223