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35 Parc Nant Celyn
Efail Isaf, CF38 1AD

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Guide Price £650,000

An extended and fully refurbished detached family home, offering spacious and well appointed living and bedroom accommodation. Situated within the highly regarded Parc Nant Celyn development on the periphery of Efail Isaf.

Beautifully presented detached property finished to the highest of decorative standards.

Extended and fully refurbished by the current owners.

Spacious living and bedroom accommodation.

Impressive open plan, kitchen/dining/living room. With bifold doors and lantern skylight.

Bespoke German made fitted kitchen.

Master bedroom with en-suite.

Beautifully finished family bathroom.

Off-road Parking and integral garage.

Landscapes enclosed south facing rear garden.

Sought after location, offering excellent commuting options.





The impressive entrance HALLWAY (6'11" widening to 8'11" x 17') has an oak staircase rising to the first floor accommodation. Large porcelain tile floor continues throughout the kitchen/dining/living room. Modern light oak glass panel doors lead into the LOUNGE (10'7" x 22'6" widening to 24'4" max into bay window), which is a generous size reception room with bay window to front aspect, enjoying views into the greenbelt and copse of trees. A feature, contemporary electric log affect fire.

The lounge is open plan to the outstanding, open plan KITCHEN/ DINING/ LIVING ROOM (27'1" x 10'11" widening to 23'6"). This light and airy space with large bi-fold patio doors and window to rear, and lantern style skylight must be viewed to be appreciated. The kitchen offers an extensive range of bespoke German-made, high gloss, cream, base, wall mounted and peninsula units with light coloured granite work surfaces and splashback. Integrated double oven, microwave/convector oven, plate warmer, dishwasher, wine cooler and baseline fridge, five burner gas hob with hood

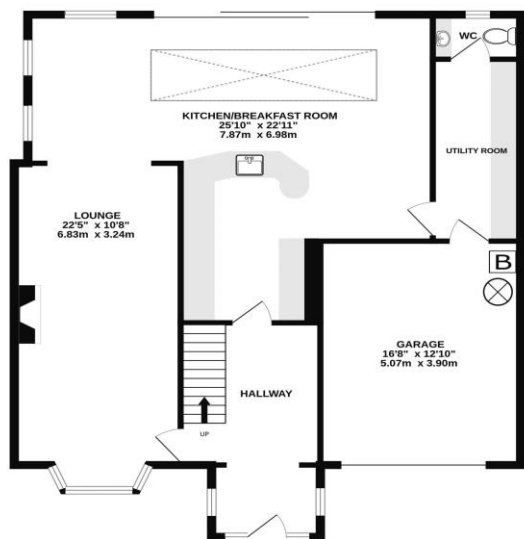
above. Underfloor heating throughout. The UTILITY ROOM (5'7" x 13'1") has a continuation of the same tiled flooring, same base, larder and wall mounted units as the kitchen. Space and plumbing for white goods with integrated fridge/freezer. Airing cupboard with chrome heated towel rail, hanging and shelf space. Off the utility room is a CLOAKROOM (3'3" x 5'7") with a window to rear housing a white two-piece suite. Door from utility room into the integral GARAGE (16'8" x 12'9") which has an electric operated sectional, 'up and over' door from the driveway. A modern Worcester gas fired central heating boiler and pressurised hot water system. Benefiting from power, lighting and has ample wall mounted shelving.

The first floor accommodation is finished to the same high standards as the living accommodation. It comprises of a spacious LANDING AREA (7'5" x 9'6") giving access to the bedroom accommodation. BEDROOM ONE (10'9" x 22'5" widening to 24'4" into bay window) is a large through room with bay window to front aspect and window to rear. It has

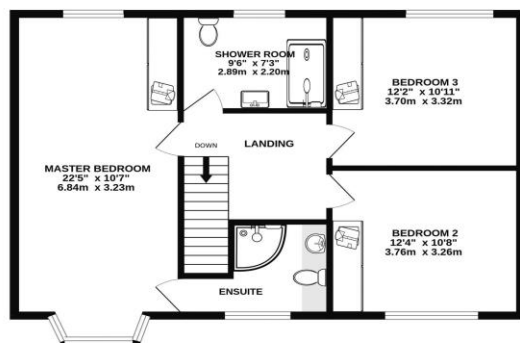
an extensive range of fitted wardrobe and bedroom furniture. This room could be divided into two comfortable double bedrooms if required. The high quality EN-SUITE SHOWER ROOM (5'6" widening to 9'6" max x 7') has a white three-piece suite, which includes shower cubicle with a mains powered rainfall shower and handset fitted. A wash basin is set on a light granite worksurface with inset spotlights above and storage to side and below. The room has full ceramic tiling to floor and walls. BEDROOM TWO (10'3" to built-in wardrobes, widening to 12'4" max x 10'8") and BEDROOM THREE (10'4" to built-in wardrobes widening to 12'4" x 10'9") are both comfortable double bedrooms, both benefiting from a fitted range of wardrobes. Bedroom two has views to front into a copse of trees and Greenbelt area. Bedroom three has a window to rear plus a loft inspection point. The impressive family SHOWER ROOM (7'3" x 9'6") has a white three-piece suite, including a double shower tray with fitted curved glazed screen, plus a rainfall shower and handset. Full travertine tiling to floor and walls with ornate mosaic feature tiling. Chrome column radiator and towel rail.

Outside the front of the property is a brick pavia driveway offering parking space for two vehicles. Open plan, lawn, plus low maintenance slate laid shrub and flower borders. To the rear is an enclosed garden, offering large flagstone laid patio area to the rear and side of the house, leading onto a level lawned garden bordered by overlap wood fencing with mature hedge row.

GROUND FLOOR
1107 sq.ft. (102.8 sq.m.) approx.



1ST FLOOR
734 sq.ft. (68.2 sq.m.) approx.



TOTAL FLOOR AREA : 1841 sq.ft. (171.0 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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Directions

From junction 34 of the M4 travel north towards Llantrisant. Follow the A4119 straight on at 2 sets of traffic lights, on reaching a roundabout take the third exit onto the A473. Go straight on at the next three roundabout on reaching a fourth roundabout take the third exit signposted "Creigau, Efail Isaf". Turn first left, drive into Efail Isaf and turn first left onto Parc Nant Celyn. Proceed to T Junction and turn left. Turn left again where No.35 is the first house on the right hand side.

Tenure

Freehold

Services

Mains water, drainage, gas and electricity
Council Tax Band
EPC Rating

Viewing strictly by appointment through
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AWAITING EPC

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