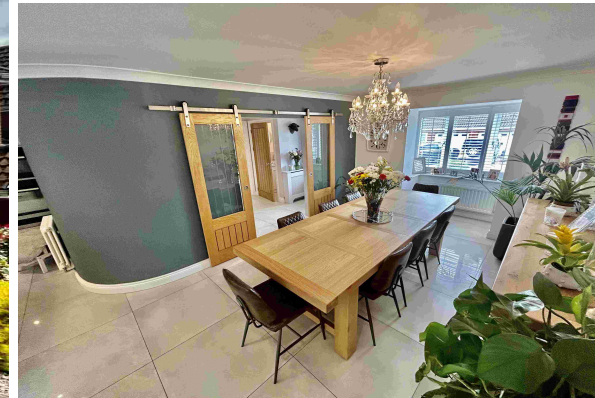


THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

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Tyr Ardd Gilfach Road, Tonyrefail, Porth, Mid Glamorgan. CF39 8HL



£619,950

Main Features

- FOUR DOUBLE BEDROOMS
- NEW BUILD IN 2016
- QUALITY FITTED KITCHEN
- OUTBUILDING WITH HOT-TUB AND W.C
- 10M X 4M HEATED SALT WATER SWIMMING POOL
- GENEROUS AMOUNT OF OFF ROAD PARKING
- LOG BURNER
- EPC - C
- COUNCIL TAX - F
- FREEHOLD

General Information

Nicholas Michael Estate Agents are delighted to bring to market this beautifully presented, traditionally built, four double bedroom detached family home situated in this prestigious location, surround by generous amounts of land, access to heated salt water swimming pool, double garage and purpose built out-house with walk in hot tub and shower room. immediate access for A4119 link road and M4 corridor.

Entrance Hall

Impressive open-planned entrance hall with UPVC double glazed door, porcelain tiled flooring, oak paneled stairs with fitted carpet, ample electric points, recess lighting

WC

Generous sized fitted W.C with patterned UPVC double glazed window, porcelain tiled flooring, wall mounted Victorian style heated towel rail, 2 decorative light fittings, white high gloss suite with toilet and wash hand basin with vanity base unit with mixer tap.

Sitting Room

16 7 x 12 7 (5.05m x 3.83m)

UPVC double glazed bay window, decorative light fitting, porcelain tiled flooring, numerous electric points, radiator.

Lounge

16 7 x 18 1 (5.05m x 5.51m)

UPVC double glazed patio doors with side panels, decorative light fitting, wood panel flooring, surround sound system, log burner, numerous electric points, radiator.

Open Plan Kitchen/ Dining Room

28 5 x 18 8 (8.65m x 5.69m)

UPVC double glazed patio doors and windows, modern fitted kitchen with a range of stone coloured cupboards with contrasting oak work tops, matching feature centre island offering additional storage with decorative light fitting above, decorative splash back, integrated electric 5 ring hob and electric oven with wall mounted extractor fan, integrated dishwasher and washing machine, insert sink and drainer with mixer tap, space for generous sized dining table, UPVC double glazed bay window with views of front garden, porcelain tiled flooring through out, numerous electric points.

FIRST FLOOR

Master Bedroom

17 7 x 9 5 (5.36m x 2.87m)

UPVC double glazed window offering far reaching views, decorative light fitting, fitted carpet, access to en-suite bathroom, matching sliding doors allowing access to walk in dressing room.

Dressing Room

UPVC double glazed window, fitted carpet, numerous electric points, radiator, range of storage cabinets and hanging shelves.

En Suite

UPVC double glazed window, tiled flooring, modern fitted suite with free standing bath with freestanding tap fitting, W.C with white high gloss vanity base unit and wash hand basin with mixer tap, chrome heated towel rail, double-sized walk in shower with overhead rainforest shower attachments.

Bedroom Two

UPVC double glazed window, fitted carpet, range of free standing mirror fronted wardrobes, numerous electric points, radiator, access to en-suite.

6 6 x 6 0 (1.98m x 1.83m)

UPVC double glazed window, ceramic tiled flooring, chrome heated towel rail, L shaped bath with shower, wall mounted glass screen, W.C with wash hand basin within high gloss vanity base unit.

Bedroom Three

UPVC double glazed window, fitted carpet, numerous electric points, radiator, access to Jack and Jill style en-suite

Jack and Jill En-Suite

3 6 x 8 1 (1.07m x 2.46m)

UPVC double glazed, modern fitted en-suite with walk in shower with rainfall shower attachments, W.C, flooring to ceiling grey tiles, wall mounted heated towel rail.

Bedroom Four

UPVC double glazed window, fitted carpet, numerous electric points, radiator, access to Jack and Jill style en-suite

Rear Garden

Swimming Pool

Heated saltwater swimming pool with child-friendly electric cover.

Outbuilding

UPVC double glazed windows to front and side, pine ceiling with recess lighting, built in surround sound system, tiled flooring, door to shower room offering walk electric shower ,toilet and wash hand basin with mixer tap, built in ice bar, storage cupboard housing pump and filters.

Gym

Purpose built gym, insulated, sold with equipment if required

Rear Garden

Immaculately presented rear garden offering patio with raised decorative gardens, outside dining area with heating and lighting, access to heated swimming pool and purpose built outhouse with hot-tub and shower room, decorative planting with palm trees and conifer trees.

EPC Rating

C

Council Tax

F

Tenure

FREEHOLD

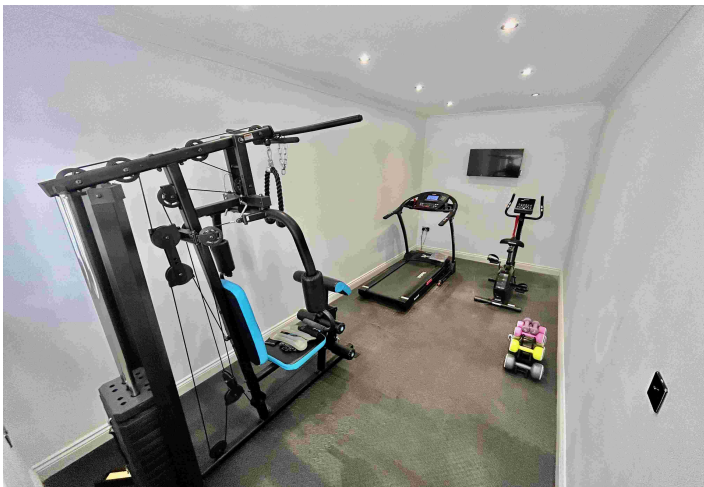
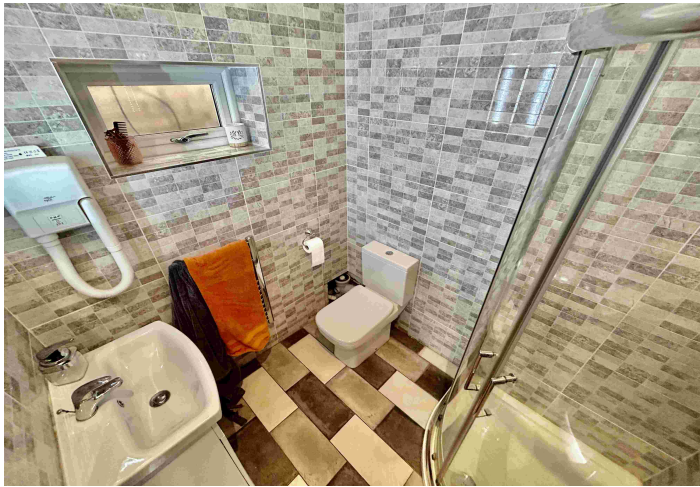
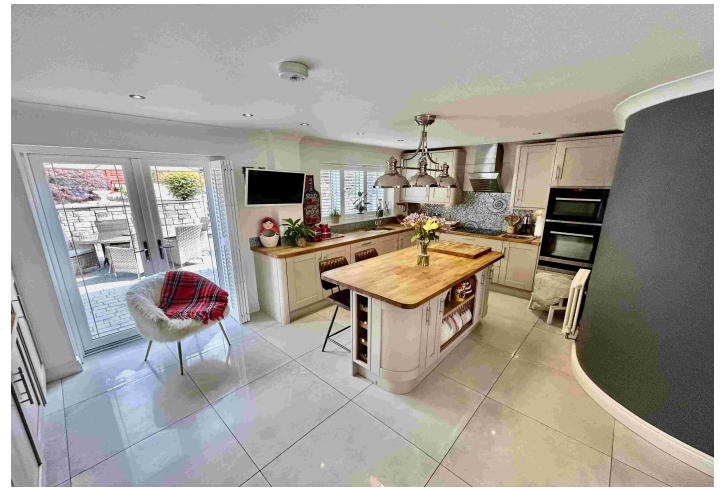
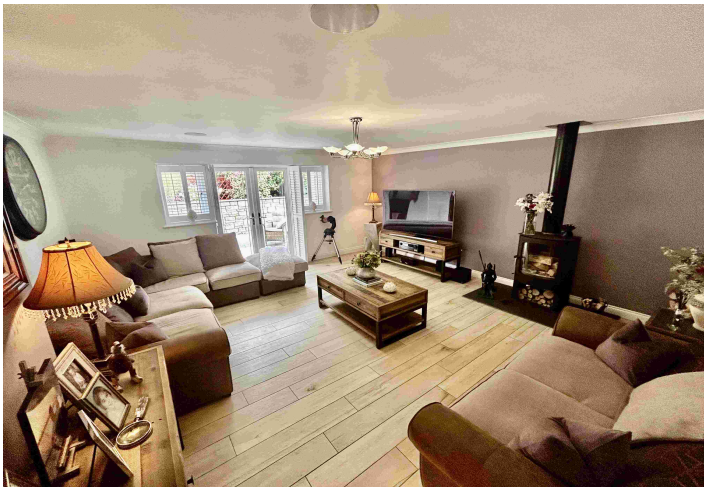
Viewings

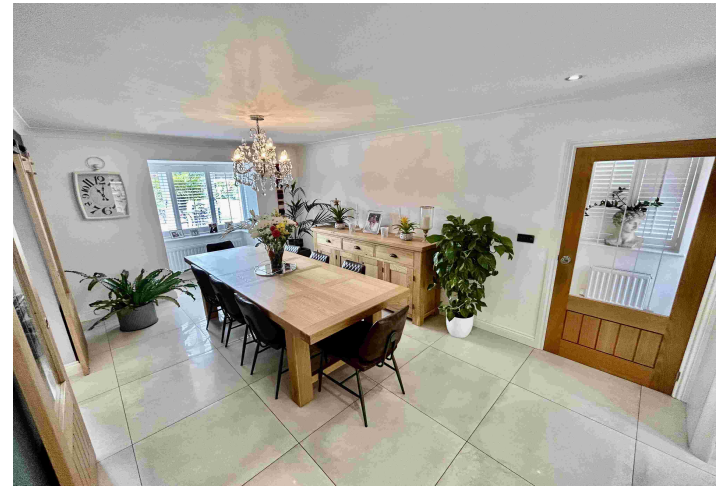
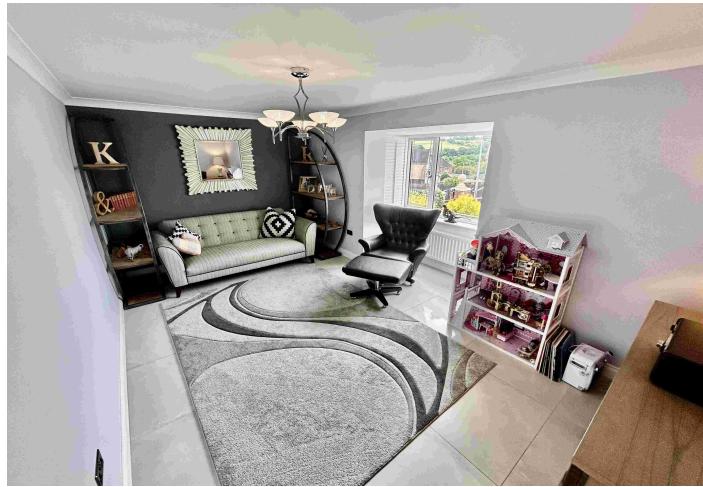
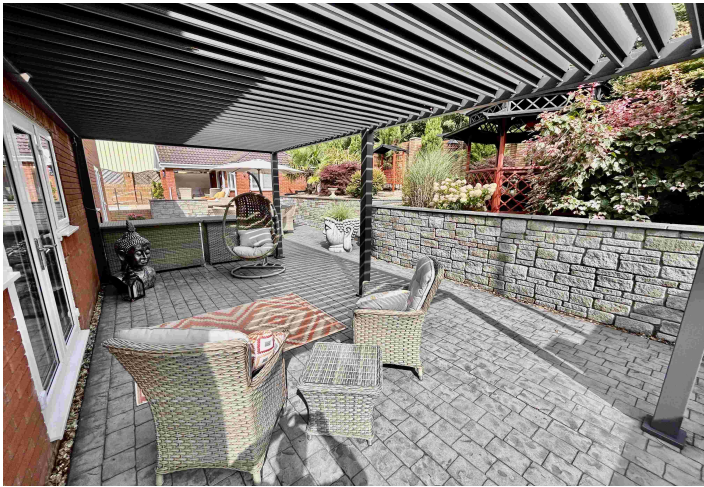
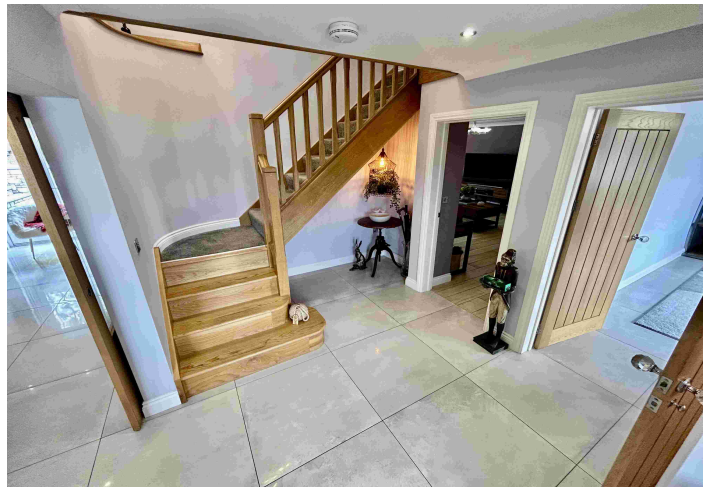
Utilities

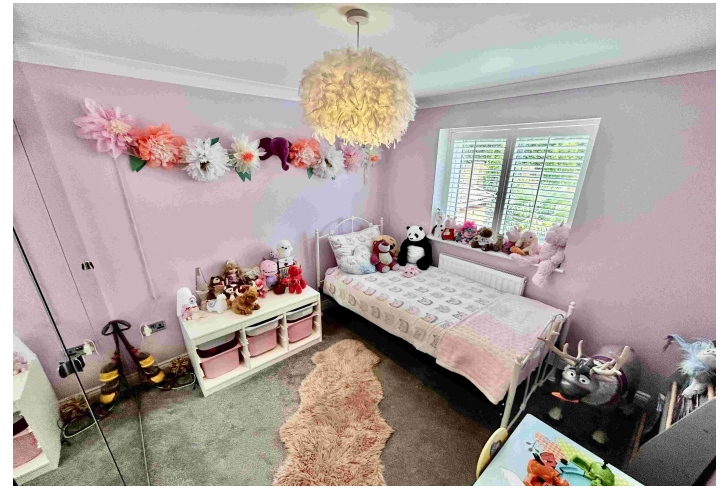
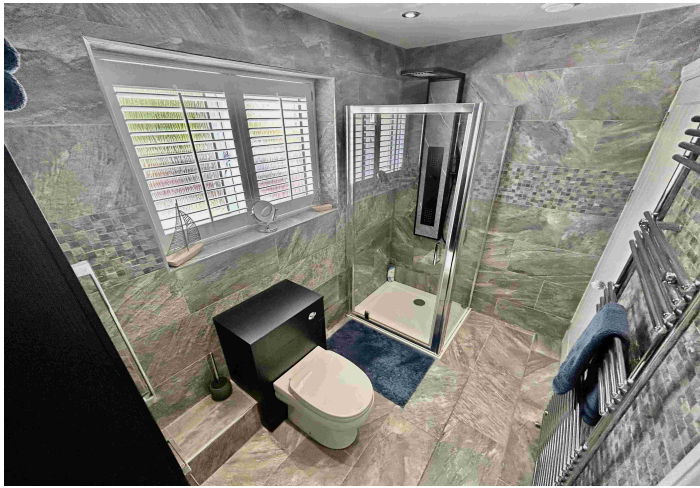
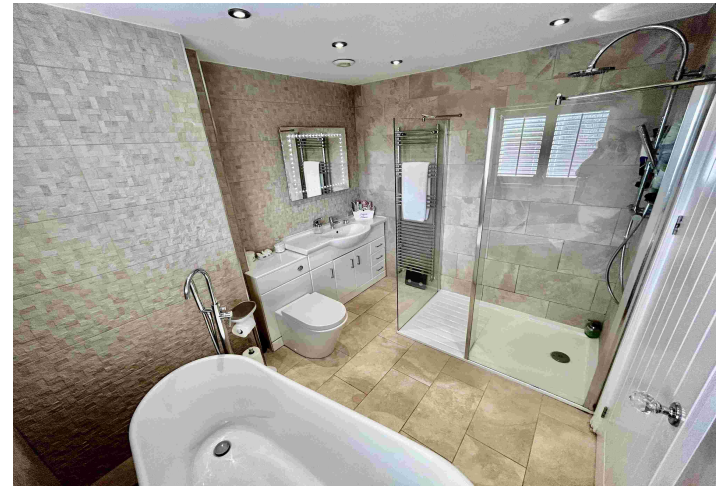
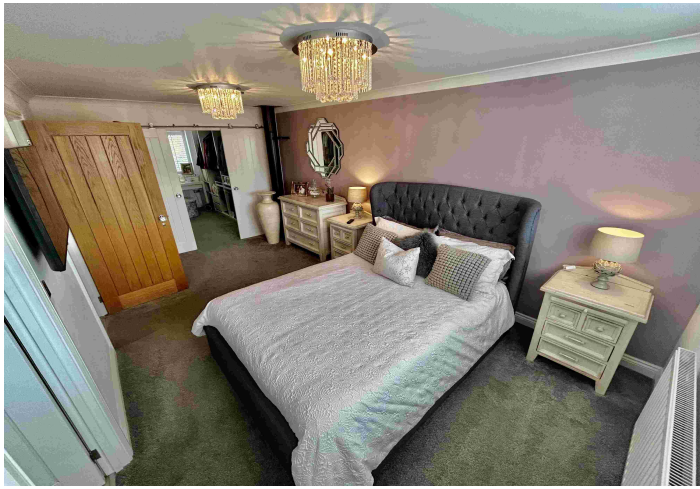
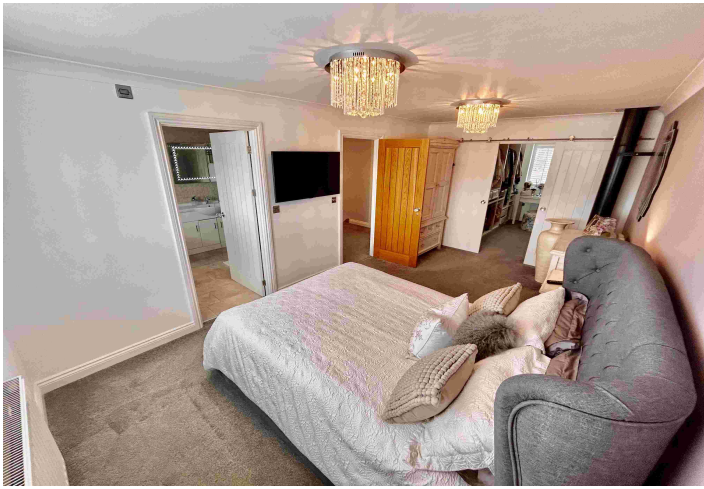
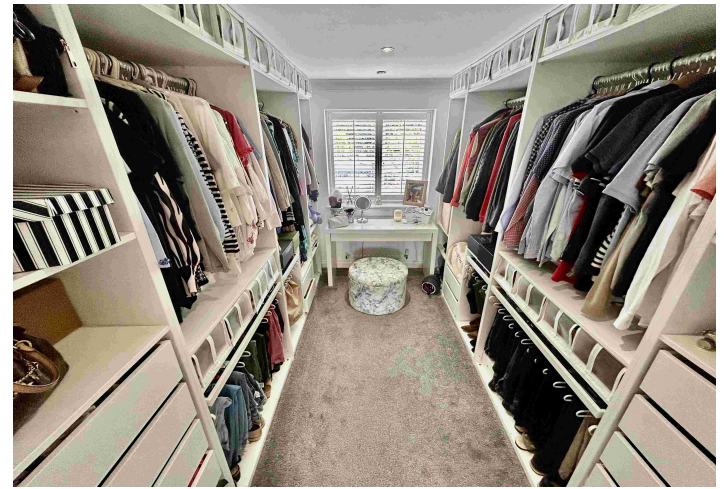
Current council tax banding F


Current heating type Not Specified

Tenure Freehold







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		86
(69-80) C	80	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in the property. Price threshold LTT rate: The portion up to and including £180,000 0%. The portion over £180,000 up to and including £250,000 3.5%. The portion over £250,000 up to and including £400,000 5%. The portion over £400,000 up to and including £750,000 7.5%. The portion over £750,000 up to and including £1,500,000 10%. The portion over £1,500,000 12%. Proceeds of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS(National crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These Particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars from part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

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