

Features

- Granite worktops and island
- Bi-folding doors
- Two Staircases
- CloakRoom
- Two En-suite Bathrooms
- Large Front Gardens
- Gated Driveway Parking
- Fitted Wardrobes
- Integrated Appliances
- Family Bathroom



£500,000

13 Clydach Road, Ynysbwl CF37 3LX

A stunning modern meets old double extended four bedroom detached family home, located in the Ynysbwl village in Pontypridd. This unique property offers a lot more than a standard home, boasting two separate stair cases, and large open plan kitchen/breakfast room with Bi-folding doors opening onto the rear gardens, plus two reception rooms. This house really offers maximum living accommodation with many wow factors. On a generous elevated plot offering far reaching views, but in close proximity of the all the local amenities. There is plenty of parking and a separate gym/study room in the garden.

Walker and Lewis Estate Agents Ltd | Pontypridd

01443 218439 | info@walkerandlewis.co.uk

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PORCH

Double glazed door leading to hallway

HALLWAY

Ceramic tiled flooring, access to shower room, kitchen/breakfast room, further access to two reception rooms, built in storage cupboards and access to first floor

CLOAKROOM

Window to side aspect, all tiled walls and flooring, vanity sink and low level wc

KITCHEN/BREAKFAST ROOM 24'0" x 24'0" (7.31m x 7.31m)

An open plan room offering all Integrated Smeg Appliances, Granite Worktops and a large Island with Induction Hob. Tiled flooring, Spotlights, Bi-folding doors to rear garden, stair access to first floor, access to utility room.

UTILITY ROOM

Tiled flooring, plumbing for Washing Machine and Tumble Dryer, Storage area, door to side garden

BEDROOM 1 13'9" x 12'6" (4.20m x 3.80m)

Accessed via staircase 2, Window to rear garden, Patio doors overlooking the rear garden, Built in dressing room, en-suite bathroom, Wooden flooring

EN-SUITE BATHROOM 8'10" x 6'7" (2.70m x 2.00m)

Free Standing Bath, Double Family Walk in Shower Cubicle, Vanity Sink, Low Level Wc, Tiled Flooring and Splash Back Tiles

DRESSING ROOM 8'10" x 5'7" (2.70m x 1.70m)

Walk in dressing room with spotlights and window to rear aspect

RECEPTION ROOM 11'0" x 9'10" (3.35m x 3.00m)

Tiled flooring, Window to rear

INNER HALLWAY

Window to front aspect, access to reception room and lounge

LOUNGE 21'0 X 11'0 (6.4m X 3.35m)

Patio doors opening to front garden, window to rear aspect, Feature fireplace, Ceramic tiled flooring

LANDING Window to front aspect, access to bedroom two, three and four and master bathroom

BEDROOM 2 14'0 X 8'0 (4.26m X 2.43m)

Window to front aspect, Solid oak fitted wardrobes, access to en-suite

EN-SUITE Sliding door access, Shower Cubicle, Wash Hand Basin, Low Level WC, Tiled flooring

BEDROOM 3 10'0 X 9'0 (3.04m x 2.74m)

Two windows to side aspect and window to front aspect, Solid oak fitted wardrobes, wooden flooring.

BEDROOM 4 7'10 x 12'0 (2.4m x 3.65m)

Window to rear aspect, Wooden flooring

FAMILY BATHROOM

Skylight, Free Standing Bath, Double Vanity Sink with Granite Tops, Low Level WC, All tiled walls and flooring

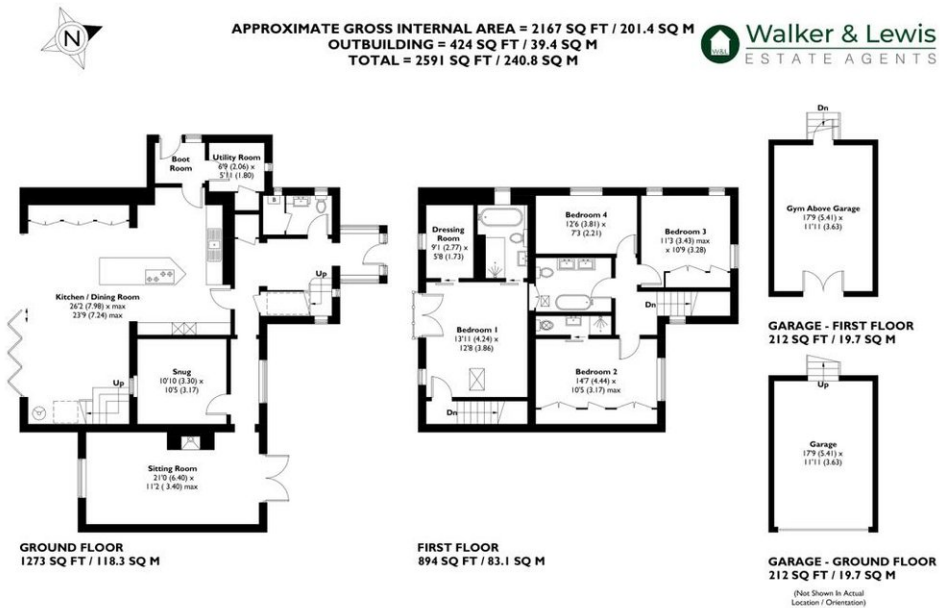
OUTSIDE

A gated access to front garden with steps leading to front door, garden is laid to lawn and patio area with access to rear garden via side access.

Gated access via lane for parking multiple vehicles. Garden is laid to stone and steps down to a large sand stoned patio area

Floorplan

EPC



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Created by Emzo Marketing (ID965241)
 Produced for Walker and Lewis Estate Agents

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		