



Pencadlys, Clydach Road, Ynysybwl, CF37 3LX

£525,000



- **Pristine & Immaculate**
- **Stunning Throughout**
- **No Onward Chain**
- **South-West Facing**
- **Potential to Extend (STP)**
- **Modern Bathroom & Ensuite**
- **Fantastic Views**
- **Semi-Rural Living**
- **EPC Rating B**

# Description...

James Douglas are thrilled to welcome this four bedroom detached property to the market, being set in the ever popular area of Ynysybwl, Pontypridd specifically Pencadlys, Clydach Road. Being sold with no onward chain. This property is located on the outskirts of the town providing a tranquil, semi-rural feel with far reaching views. Pencadlys is perfect for any prospective buyer looking for that perfect family home. A large, immaculately presented, modern detached family home. In brief terms the accommodation comprises an entrance hallway, two separate single garages, kitchen, utility, dining room, lobby, WC and living room all on the ground floor. Upstairs there are four double bedrooms and a family bathroom with an en-suite to bedroom one all on the first floor. Mains gas fired central heating and wood framed double glazed windows and doors throughout. Gated access to a mixture of block paving and chippings for the driveway parking for multiple vehicles. Side access on both sides. A south-west facing wrap around garden plot complemented by patio slabs, chippings, grass, trees and shrubbery. Potential to extend further (STP). EPC TBC. Council tax band E.

**\*\*NO ONWARD CHAIN\*\***

**\*\*UNBELIEVABLE PANORAMIC VIEWS\*\***

**\*\*3D VIDEO TOUR AVAILABLE\*\***

UNIQUE and RARE OPPORTUNITY TO PURCHASE THIS FOUR BEDROOM DETACHED PROPERTY - LOCATED IN THE SMALL VILLAGE OF YNYSYBWL, PONTYPRIDD. PROPERTIES LIKE THIS ARE RARELY AVAILABLE, SO AN EARLY VIEWING IS THOROUGHLY RECOMMENDED. THE PROPERTY BACKS ONTO THE TAFF TRAIL PROVIDING EXCELLENT ACCESS TO LOCAL WALKS.

**\*\*IMMACULATELY PRESENTED THROUGHOUT\*\***

**\*\*TWO SINGLE GARAGES WITH EAVES STORAGE\*\***

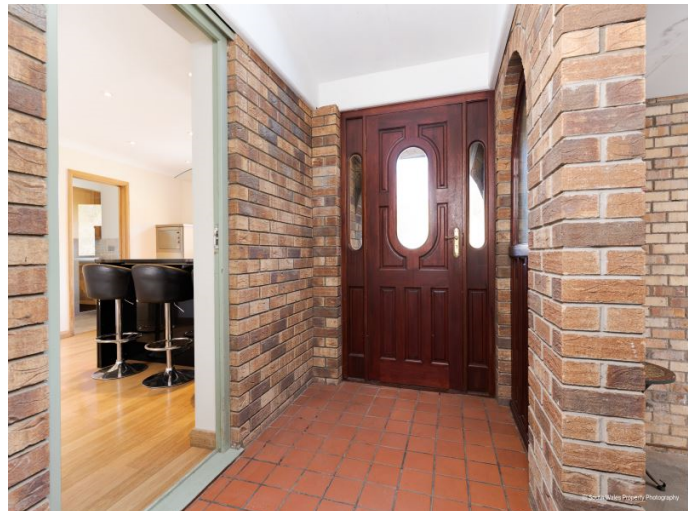
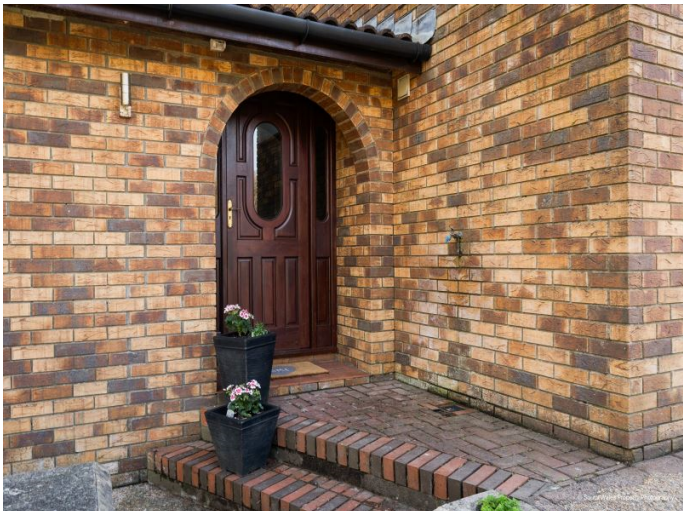
**\*\*LARGE LIVING ROOM WITH MULTI-FUEL BURNER\*\***

Pencadlys, Clydach Road, Ynysybwl is within eleven minutes drive of Pontypridd town centre which includes a wide range of shops and sporting and recreational facilities. Pencadlys is situated in a prime location within the village of Ynysybwl overlooking a picturesque park and children's paddling pool. Ynysybwl lies 4 miles north of Pontypridd and is surrounded by farmland and forestry, ideal for those who enjoy the countryside. The village benefits from a vibrant community served by a number of local shops, sports and social clubs. Cycle route 8 runs adjacent to the property, linking the Taff trail to Llanwonno with its ancient church, pub and visitor's center. The local primary schools are Trefrobar Primary School & Perthcelyn Community Primary School with the local comprehensive being Pontypridd High School. There is also a useful mainline railway at Abercynon South Station & Pontypridd town centre. Easy access to the A470/M4 motorway brings other major centres including the capital city of Cardiff, Newport and Swansea within commuting distance.

# Accommodation...

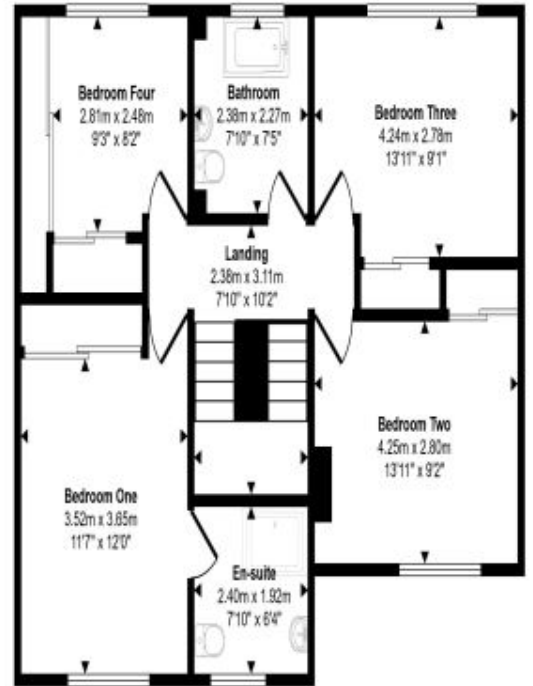
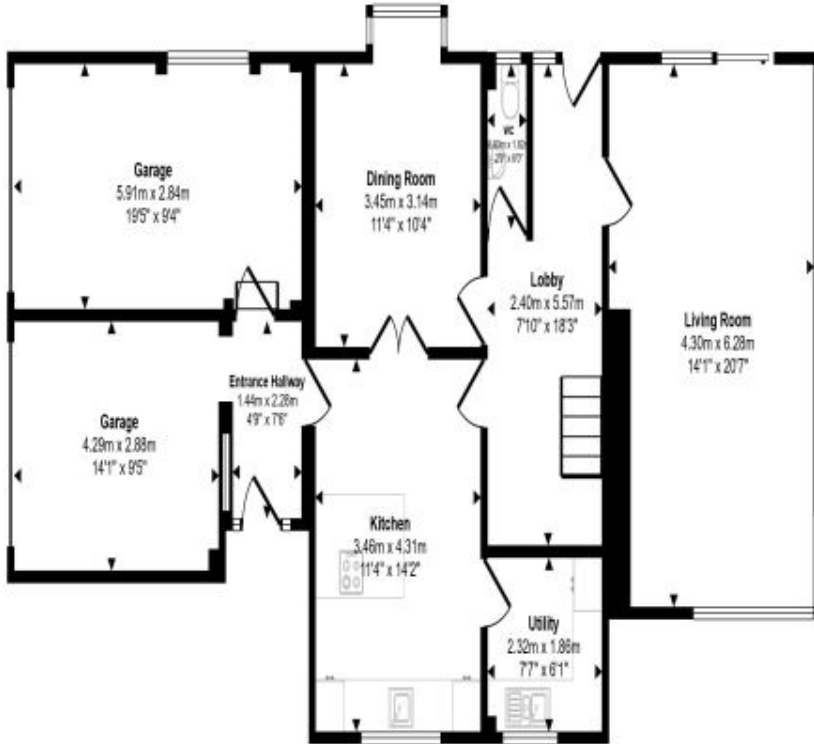
- Entrance Hallway
- Garage One
- Garage Two
- Kitchen
- Utility
- Dining Room
- Lobby
- WC
- Living Room
- Landing
- Bedroom One
- En-suite
- Bedroom Two
- Bedroom Three
- Bedroom Four





# Floorplan

Approx Gross Internal Area  
184 sq m / 1988 sq ft



Ground Floor  
Approx 118 sq m / 1268 sq ft

First Floor  
Approx 74 sq m / 795 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

# Energy Rating

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
92-100	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	