Maes Yr Eglwys

CHURCH VILLAGE, PONTYPRIDD, CF38 1EJ

£415,000

Hern & Crabtree



Maes Yr Eglwys

Situated in the established residential setting of Maes Yr Eglwys, Church Village, this beautifully presented four bedroom detached home offers generous, thoughtfully arranged accommodation, well suited to family life.

The welcoming entrance hallway leads into a comfortable living room, where a square bay window draws in natural light. A separate reception room provides valuable flexibility, equally suited to a home office, playroom or additional sitting room.

At the rear, the spacious kitchen and dining room forms the heart of the home. With an island breakfast bar, integrated appliances and French doors opening onto the garden, it provides a sociable setting for everyday meals and entertaining. A separate utility room and ground floor cloakroom add practicality.

Upstairs, four bedrooms offer comfortable accommodation, with the principal bedroom benefiting from fitted wardrobes and a private en suite shower room. A family bathroom serves the remaining bedrooms.

Outside, the enclosed rear garden combines paved seating, decking and gravelled areas, with gated side access and useful storage. A driveway provides off road parking for two vehicles.

Church Village is a well connected community between Pontypridd and Llantrisant, offering local shops, everyday amenities and access to surrounding countryside. Nearby schools include Llanilltud Faerdref Primary, Gwauncelyn Primary and the Welsh medium Garth Olwg campus. The area also benefits from community facilities, green spaces and recreational opportunities, with further shopping and leisure amenities at Talbot Green and Pontypridd.

The Church Village Bypass provides convenient connections towards Cardiff, the M4 and neighbouring towns, while nearby Treforest railway stations offer further commuting options.











Approx 1367.00 sq ft

Entrance Hall
Entered via a wooden front door with two vertical glazed panels, the welcoming entrance hallway features wood flooring, a radiator, staircase rising to the first floor and a useful built in understairs storage cupboard.

Cloakroom
Double glazed obscure window to the front. Fitted with a WC and wash hand basin, complemented by wood flooring and a radiator.

Second Reception Room
Double glazed window to the front, allowing natural light into this versatile additional reception room. Complete with a radiator, the space offers flexibility for use as a home office, playroom or snug.

Living Room
Double glazed square bay window to the front, creating an attractive feature and bringing natural light into the room. A generously proportioned reception space with two radiators and ample room for comfortable seating.

Kitchen Diner
Double glazed French doors and a further double glazed window overlooking the rear garden. This spacious kitchen and dining room features a range of fitted wall and base units with composite work surfaces, incorporating a one and a half bowl sink and drainer.

Integrated appliances include a gas hob, oven and a separate combination oven and grill. A central island with breakfast bar seating provides additional preparation space and an informal dining area.

The room is finished with tiled flooring and two vertical radiators, with plenty of space for a dining table and direct access to the garden.

Utility Room
Double glazed panel within a UPVC door providing access to the rear garden. Fitted with additional wall and base units, composite work surfaces and a sink with drainer. There is space and plumbing for a washing machine and tumble dryer, along with a wall mounted cupboard housing the combination boiler. Tiled flooring continues through from the kitchen.

First Floor Landing
Staircase rising from the entrance hallway to a landing with wooden balustrade, radiator, loft access hatch and a large built in airing cupboard housing the hot water cylinder.

Bedroom One
Double glazed window to the front. A well proportioned principal bedroom benefiting from a large built in wardrobe, radiator and access to a private en suite shower room.

En Suite Shower Room
Double glazed obscure window to the front. Fitted with a corner shower enclosure, WC and wash hand basin, with tiled flooring, tiled splashbacks and a heated towel rail.

Bedroom Two
Double glazed window providing natural light. A comfortable bedroom with a radiator and space for bedroom furniture.

Bedroom Three
Double glazed window to the front. A further bedroom complete with a radiator, offering flexibility for family accommodation, guests or home working.

Bedroom Four
Double glazed window to the rear. A versatile fourth bedroom with a radiator, suitable for a variety of uses depending on individual requirements.

Family Bathroom
Double glazed obscure window to the rear. Fitted with a bath incorporating a shower attachment from the taps, wash hand basin and WC. Further features include wood flooring, tiled splashbacks around the bath and basin, and a radiator.

Front Garden and Driveway
The property is approached via a tarmac driveway providing off road parking for two vehicles. Established planting borders the frontage, with a small slate chipped area offering space for a bench. A step leads to the sheltered storm porch and main entrance.

Rear Garden
An enclosed rear garden bordered by wooden fencing, offering a combination of seating and low maintenance outdoor spaces. A paved patio immediately adjoining the house leads via a small step to a raised decked area, with the remainder finished in decorative gravel.

Further benefits include a garden shed, outside cold water tap and gated side access, providing a practical route between the front and rear of the property.

Disclaimer

Council Tax Band: F

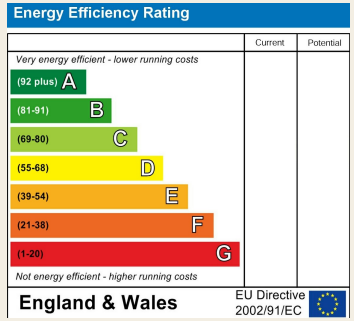
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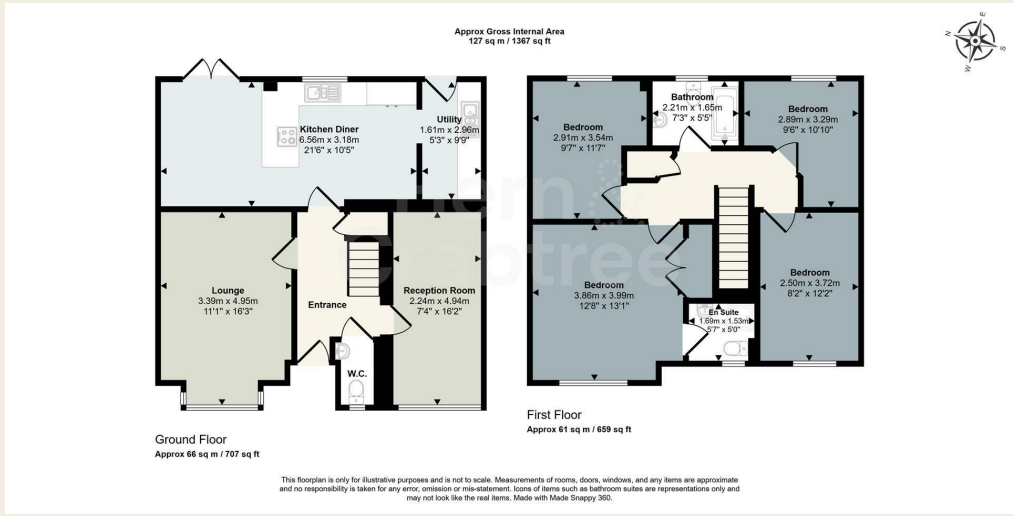


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