



Crystal Wood Drive, Pontyclun, CF72 8TH
Price £450,000

BRINSONS & BIRT

High Street, Cowbridge CF71 7AF

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LAUNCH DAY VIEWING SATURDAY 3rd OCTOBER STARTING FROM 10am - please contact us to book in your individual appointment slot with us on 01446 771777.

An excellent opportunity to purchase this five bedroom, detached property situated on a sizeable corner plot that has been extended to create unique and sizeable family living. The accommodation, found in excellent condition, briefly comprises; entrance hall and lobby, sitting room, study, living room, open plan dining room through kitchen/breakfast room and utility to the ground floor. To the first floor are five good sized bedrooms, two en suite bedrooms with 3 further doubles and a third bathroom.

To the outside is a double garage, with parking for up to four vehicles, wrap around gardens with a pretty, landscaped and easy to maintain rear garden laid to both Travertine tile, grass and raised decking with outside lighting and is a peaceful spot in the evening sun.

Miskin offers excellent access to local amenities, including the Pontyclun and Talbot Green shopping centres. Within close proximity to M4 corridor both East and West, as well as being close to major public transport routes with train station in Pontyclun and bus links.



Accommodation

Ground Floor

Entrance Hall 16'1" x 10'5" (4.91 x 3.2)

Entered via UPVC composite front door with inset crescent shape vision panel. Skimmed walls. Coved and skimmed ceiling. Modern light fitting. Karndean wood effect flooring. Two fitted radiators. Fitted alarm. Built in storage for shoes and coats. Quarter turn staircase leading to first floor landing.

Living Room 20'0" x 11'10" (6.1 x 3.63)

Excellent size principle reception room. Offering UPVC double glazed bay fronted window to front elevation over looking the front driveway. Electric pebble effect fireplace sat on a granite hearth with a contrasting marble effect surround. Skimmed walls. Coved and skimmed ceiling. Karndean wood effect flooring to match entrance hall. Fitted radiator. Glazed double doors that open out into dining room.

Dining Room 12'0" x 8'10" (3.67 x 2.7)

Fully open plan to kitchen/breakfast room, offering a fantastic heart of the home space, great for socialising and entertaining. Formal dining room offers UPVC fully double glazed doors opening out onto rear terrace laid to travertine tile. Skimmed walls. Coved and skimmed ceiling. Modern light fitting. Karndean wood effect floor to match through to living room. Fitted radiator.

Kitchen/Breakfast Room 18'9" x 17'1" (5.73 x 5.21)

Modern fitted kitchen in a pine wood effect with sleek chrome handles. Comprising range of fitted wall and base units. Graphite mottle effect worktop. Features include chrome stainless steel sink and a half drainer with chrome tap. Freestanding range master range cooker with gas five ring hob, warming plate, double oven and grill facility with range master extractor hood overhead. Integrated up and over fridge/freezer behind matching decor panel. Separate under counter fridge/freezer. Paint glazed glass display cases. Matching dark mottled effect upstand. Fitted overhanging breakfast bar with further space for separate breakfast table or breakout zone if needed. LED pelmet lighting. UPVC double glazed window looking out onto rear garden. Karndean wood effect flooring to breakfast room. UPVC double glazed patio doors. Range of UPVC double glazed windows looking out onto rear terrace. Panel door opens into utility room.

Utility Room 6'10" x 5'6" (2.1 x 1.7)

Space for washing machine and tumble dryer if needed. Matching kitchen unit and worktop. Stainless steel sink and drainer. UPVC half glazed door opens out onto side. Worcester gas combination boiler housed to wall. Newly fitted RCD fuse board. Matching Karndean flooring. Metal effect upstand. Skimmed walls and ceilings.

WC

Two piece suite in white comprising low level dual flush WC and pedestal wash hand basin with chrome mixer tap. Half tiled walls. Karndean wood effect flooring. LED eyeliner mirror. Skimmed ceiling. Extractor fan.

Sitting Room 15'3" x 11'10" (4.66 x 3.63)

Extension of original building. Good sized second reception room space and offers a great playroom for children. UPVC double glazed window to front elevation. UPVC half glazed door to rear. Skimmed walls. Coved and skimmed ceiling. LED chrome spotlighting. Karndean wood effect flooring though to entrance hall. Glazed oak doors through to study.

Study 6'4" x 8'6" (1.94 x 2.6)

Fully fitted study with range of built in office furniture to remain. UPVC double glazed windows to side elevation. Skimmed walls. Coved and skimmed ceiling. Chrome light fitting. Modern graphite radiator. Karndean wood effect flooring.

First Floor

Landing

Fully fitted, carpeted staircase with open gallery landing. UPVC window to front elevation. Skimmed walls. Skimmed ceilings. Access to loft via hatch, with pull down ladder. Built in airing cupboard with skimmed walls and ceilings and fitted chrome spotlighting.

Master Suite Bedroom One 19'0" x 11'10" (5.81 x 3.63)

Excellent size principle bedroom. UPVC double glazed windows to front elevation. Skimmed walls. Coved and skimmed ceilings. Fitted carpet. Fitted radiator. Range of built in wardrobes. Doorway into en-suite bathroom.

Master Suite Bathroom One

White three piece suite comprising of inset quadrant shower cubicle with integrated shower and shower head attachment. Low level dual flush WC and ideal standard pedestal wash hand basin. Half mosaic tiled walls. Two UPVC double glazed opaque windows to rear and side elevations. Karndean wood effect flooring.

Suit Bedroom Two 16'0" x 11'9" (4.9 x 3.6)

Good sized double bedroom with en-suite bathroom. Built as an extension by the current owners. Provides plenty of space with dual aspect via two UPVC double glazed windows to front and one UPVC double glazed window to rear. Skimmed walls. Coved and skimmed ceiling. Fitted carpet. Fitted radiator. Range of LED chrome spotlighting. Doorway though into en-suit bathroom.

Suite Bathroom Two

Modern fitted bathroom in a travertine style. Limestone effect travertine fully tiled floor and walls. Three piece suite comprising over-sized walk in shower cubicle with integrated chrome shower and

shower head attachment. Modern polished limestone bowl wash hand basin with chrome waterfall tap set on a travertine tile vanity unit. Dual flush WC. Eyeline LED mirror. Glass shelving. Chrome wall mounted heated towel rail. Skimmed ceiling with LED spotlighting.

Bedroom Three 12'9" x 11'9" (3.9 x 3.6)

Third good sized double bedroom. UPVC double glazed window to rear. Skimmed walls. Coved and skimmed ceiling. Fitted carpet. Fitted radiator. Built in wardrobe.

Bedroom Four 10'2" x 8'10" (3.1 x 2.7)

UPVC window to side. Skimmed walls. Coved and skimmed ceiling. Fitted carpet. Fitted radiator.

Bedroom Five 9'10" x 8'2" (3 x 2.5)

UPVC double glazed window to rear elevation. Skimmed walls. Coved and skimmed ceiling. Fitted carpet. Fitted radiator. Built in double wardrobe.

Bathroom Three

White three piece suite comprising wood panel bath with chrome mixer tap and integrated chrome shower and shower head attachment. Pedestal wash hand basin. Low level dual flush WC. Mosaic tiled walls and splashbacks. UPVC double glazed opaque window to rear. Skimmed ceiling. Wood effect flooring. Wall mounted chrome heated towel rail.

Outside

Double Garage

Steel up and over doors. Great space for storage or cars alike. Power and light.

Gardens

Situated on an attractive corner plot. Off road parking for numerous vehicles to front. Set back from the road via a pass on raised bed with stone laid path leading up to front door. Wonderfully landscaped rear garden offering parcel of Travertine laid patio, raised decked area and parcel of lawn. Mature borders of shrubbery surround, as well as outside lighting.

Services

Mains electric, gas, water and drainage. CCTV cameras surrounding property and fully alarmed.

Directions

Travelling from M4 come off at Junction 34, travel down the A4119, past the Miskin Manor and at the traffic lights take the first left, at the next roundabout take the 3rd exit right, onto Ffordd - Cefn - Yr Hendy, through two more roundabouts straight over and into Crystal Wood Drive, go round the bend of Crystal Wood Drive and number 2 is situated in the top corner. Please feel free to park on the driveway.

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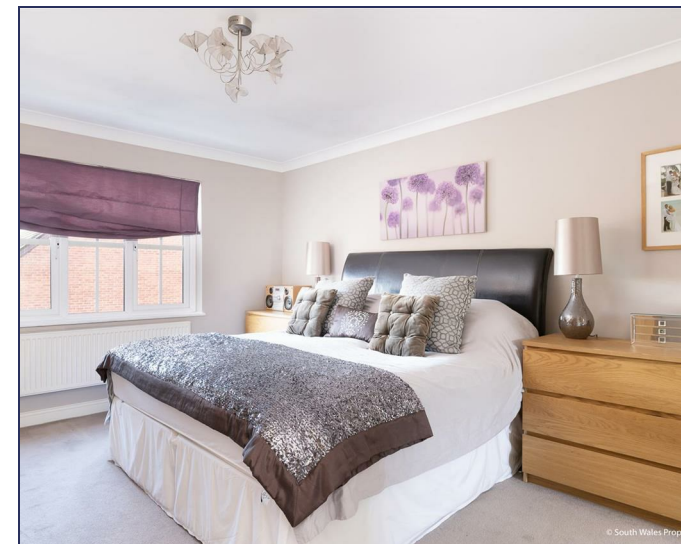






Total Area: 193.0 m² ... 2077 ft²

Drawn up by E W Consultancy Property Surveys & all measurements are approximate & are for display purposes only



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