



84 Alexon Way, Pontypridd, CF37 5BN

Price £395,000

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Property Details

We are delighted to present this exceptional four-bedroom detached property, a perfect blend of style and comfort, located in the prestigious and highly desirable Alexon Way, Hawthorn. This stunning residence is ideally suited for families seeking a substantial home in a sought-after location.

Upon entering, you are greeted by a welcoming reception hall that sets the tone for the rest of the property. The hall leads to a cloakroom equipped with modern facilities and continues to a spacious lounge. The lounge, stretching over 21 feet in length, features double-glazed windows to the front and patio doors to the rear, bathing the space in natural light and providing a serene view of the garden. It's an ideal spot for both relaxing family evenings and entertaining guests.

Adjacent to the lounge is a well-appointed kitchen and dining room. The kitchen is fitted with eye and base level units, stainless steel appliances, and stylish lighting, making it a chef's delight. The dining area, adjacent to the kitchen, offers ample space for a large dining table, perfect for family meals or dinner parties.

A practical utility room off the kitchen provides additional storage and laundry facilities, leading directly to the rear garden, enhancing both functionality and ease of access.

The first floor houses four generously sized bedrooms. The master bedroom is a true retreat, featuring its own built-in wardrobe and an en-suite bathroom with a modern shower unit. Each of the remaining bedrooms is well-sized and equipped with central heating radiators and double-glazed windows, ensuring comfort all year round.

The family bathroom, like the rest of the home, is finished to a high standard with a bath, wash basin, and WC, complemented by tasteful tiling.

Externally, the property excels just as much. The front garden offers a welcoming entrance, while the rear garden is fully enclosed, providing a safe space for children to play and adults to relax or entertain. The driveway and detached garage offer ample off-road parking and storage solutions.

Located in Hawthorn, this home benefits from its proximity to local

amenities including schools, parks, and quick transport links to the city center, making it an ideal location for commuting professionals and families alike.

This property not only offers a high standard of living but also the convenience and quality of life desired by most homebuyers. It represents a unique opportunity to acquire a substantial family home in one of Hawthorn's most favored settings.

Entrance

Enter via the double-glazed door to the front elevation

Reception Hall

Spacious hallway with central light fitting, central heating radiator, staircase to the first floor, and built-in storage cupboard, tiled flooring.

Lounge

21'1" x 11'5" (6.45m x 3.48m)

Double-glazed window to front elevation complemented by double-glazed patio door to rear elevation, two central light fittings, and two central heating radiators.

Kitchen / Dining Room

21'2 x 9'1 (6.45m x 2.77m)

Double-glazed window to front and rear elevation, two central light fittings, central heating radiators, to the kitchen area there are a range of eye and base level units with coordinating works surfaces, complemented by lighting to the base of kitchen units, one and half stainless steel sink unit with drainer and taps over, integral cooker beneath stainless steel hob, complemented by stainless steel cooker hood and splash back, space for fridge, dining area offers space for table and chairs, tiled flooring.

Utility Room

5'6 x 6'6 (1.68m x 1.98m)

Central light fitting, stainless steel sink unit with drainer and taps over, complemented by storage cupboard beneath, plumbed for washing machine, tiled flooring, double glazed door to rear garden

Cloakroom

Double glazed window to front elevation, extractor fan, wall mounted wash hand basin, w.c, central heating radiator tiled flooring.

First Floor Landing

Approached via a staircase to the central landing area, central light

fitting, access to loft space, built-in storage cupboard, central heating radiator

Bedroom One

11'9 x 12'1 (3.58m x 3.68m)

Double-glazed window to rear elevation, central light fitting, built-in wardrobe offering hanging and storage facilities, central heating radiator

En-Suite Shower Room

Double glazed window, central light fitting, enclosed glazed shower unit with tiled walls and electric shower over, pedestal wash hand basin, w.c, central heating radiator.

Bedroom Two

12'7 x 8'7 (3.84m x 2.62m)

Double-glazed window to rear elevation, central light fitting, built-in wardrobe offering hanging and storage facilities, central heating radiator.

Bedroom Three

8'6 x 8'1 (2.59m x 2.46m)

Double-glazed window to front elevation, central light fitting, central heating radiator.

Bedroom Four

9'2 x 8'4 (2.79m x 2.54m)

Double-glazed window to front elevation, central light fitting, central heating radiator.

Bathroom

Double-glazed window to front elevation, central light fitting, extractor fan, Bathroom suite comprising bath with tiled splash backs, wash hand basin, w.c, central heating radiator.

Front Garden

Open plan garden to the front of the property

Side Garden

Driveway for off-road parking and offering access to the detached garage and rear garden

Rear Garden

Enclosed rear garden laid to lawn, patio area

Garage

Entered via up and over door to the garage

Tenure

We have been advised by the Vendor that the property is FREEHOLD.

Council Tax

Band F.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		83	93
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(82 plus) A			
(61-81) B			
(49-60) C			
(35-48) D			
(19-34) E			
(1-18) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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