



DYLAN DAVIES
Estate & Letting Agents

Tel: 01443 808 808

www.dylandavies.co.uk

8 Main Road, Church Village, Pontypridd, CF38 1SB

Rowan Gardens, Church Village, Pontypridd. CF38 2GG

£370,000



FOR SALE

****FOUR BED DETACHED set on a CORNER POSITION****

****POPULAR and SOUGHT AFTER LOCATION****

****MASTER ENSUITE, plus INTEGRAL GARAGE****

FANTASTIC OPPORTUNITY TO PURCHASE THIS LOVELY FAMILY HOME, SET ON A PRIVATE AND QUIET POSITION WITHIN THE DEVELOPMENT. THE PROPERTY BOASTS A LOVELY OUTLOOK, PLUS AMPLE PARKING TO THE FRONT.

Dylan Davies are pleased to bring to the market this four bed detached family property, set on the ever popular 'Dan Y Deri' development in Church village. The property sits at the end of a private cul de sac, which results in a quiet and more private position, with a great viewpoint across the local vicinity.

The ground floor accommodation of the property comprises; storm porch (outside), entrance hallway, lounge, dining room, kitchen / breakfast room, utility room and downstairs cloaks / wc.

Rising to the first floor we find a good size landing leading to four bedrooms and family bathroom. The main bedroom also benefits from an ensuite shower room.

Externally the property has a spacious low maintenance rear garden - primarily laid to stone chippings, plus a full width patio area. The front of the property had a lawn garden, plus plenty of parking for multiple vehicles.

Local schools, amenities and transport links are close to hand with Garth Olwg school within easy walking distance.

The property sits on a quiet location towards the back of the development - ideal for families - and is highly sought after within the local area.

****IF YOUR LOOKING FOR A SPACIOUS FAMILY HOME, WITH EXCELLENT SPACE BOTH UPSTAIRS AND DOWNSTAIRS, THIS COULD BE PERFECT!****

****MUST BE VIEWED****

RCT COUNCIL TAX BAND 'E' - £2,324.56

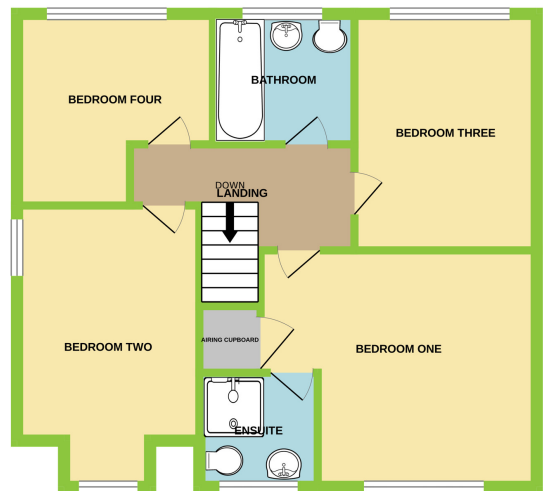
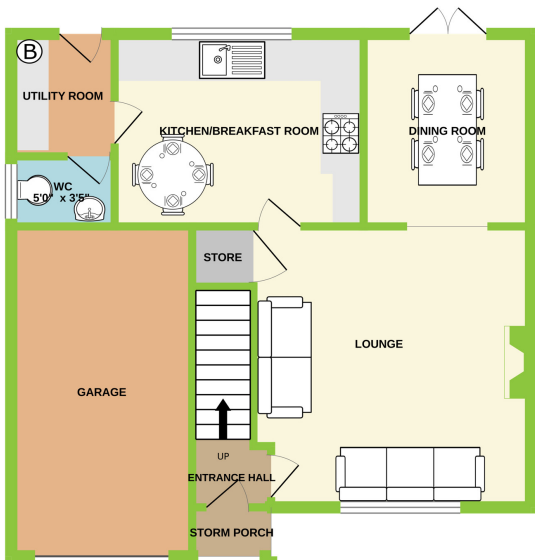






GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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