



**DYLAN DAVIES**  
Estate & Letting Agents

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

Ty Crwyn, Church Village, Pontypridd. CF38 2HX

**£399,950**



**REDUCED**

**\*\* A LOVELY FAMILY HOME in a SOUGHT AFTER LOCATION, a PRIVATE REAR GARDEN with WOODLAND TO THE REAR, DOUBLE GARAGE offering EXCELLENT POTENTIAL TO CONVERT/PART CONVERT, EN-SUITE to MASTER BEDROOM, SPACIOUS KITCHEN/BREAKFAST ROOM plus CLOAKROOM & UTILITY ROOM \*\***

**\*\*WALKING DISTANCE TO GARTH OLWG SCHOOL & GREAT TRANSPORT LINKS\*\***

Dylan Davies is delighted to offer for sale this handsome family home located in lower Church Village and within easy walking distance to the 'in demand' Garth Olwg School.

Internally the accommodation comprises; an entrance hall, a light & airy lounge with bay window, a dining room with French doors to the garden, a large kitchen/dining/breakfast room leading to the separate utility room with door to the garden and the downstairs WC.

**\*\*FOUR GOOD SIZED BEDROOMS plus BUILT-IN WARDROBES to Bedrooms 1, 2 & 3\*\***

The first floor landing leads to the family bathroom and four good sized bedrooms with the master suite boasting a re-fitted en-suite shower room.

**\*\*DOUBLE-WIDTH DRIVEWAY plus DOUBLE GARAGE \*\***

Externally the property offers a front garden mainly laid to lawn and a double-width driveway leading to a double garage with two up and over doors. The double garage benefits from lighting and power points and offers excellent potential for conversion should you need additional living space in the future (subject to planning permission and other consents).

**\*\*PRIVATE REAR GARDEN with WOODLAND TO THE REAR\*\***

The rear garden is a good size and offers plenty of privacy with woodland to the rear. The garden benefits from a lawn, paved path and patio seating area with timber fencing enclosing the garden.

Further benefits include uPVC double glazing and gas central heating.

**\*\*EARLY VIEWING COMES HIGHLY RECOMMENDED\*\***

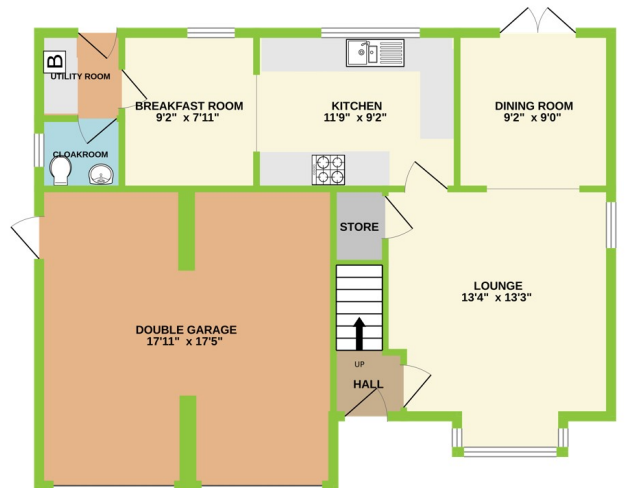
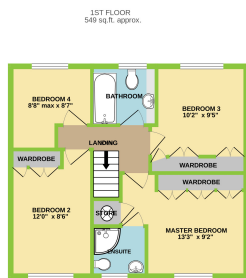
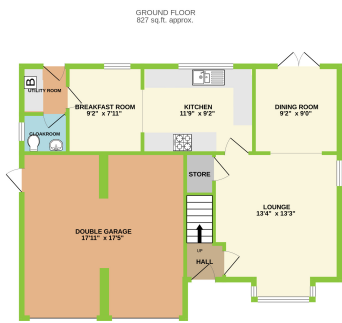
Council Tax Band F







GROUND FLOOR  
827 sq.ft. approx.



TOTAL FLOOR AREA: 1376 sq.ft. approx.  
 Whilst every effort has been made to ensure the accuracy of the figures contained here, measurements of plots, walls, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for general reference only and should be used as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee is made here regarding their condition.

