



DYLAN DAVIES
Estate & Letting Agents

Tel: 01443 808 808

www.dylاندavies.co.uk

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

The Dell, Tonteg, Pontypridd. CF38 1TG

£415,000



FOR SALE

****A BEAUTIFULLY PRESENTED FAMILY HOME IN A SOUGHT AFTER LOCATION COMPLETE WITH LANDSCAPED GARDEN & GARAGE****

****MODERN KITCHEN / DINER and FAMILY BATHROOM****

Dylan Davies are pleased to offer for sale this beautifully presented 4 bedroom detached home located in a highly sought after cul-de-sac within Tonteg.

Rarely brought to the market and offering excellent living and bedroom accommodation, this lovely detached property has been greatly improved and updated over the years and features: an entrance hallway, downstairs cloakroom/wc, a spacious front facing lounge and a rear 20 ft modern kitchen/diner. A high specification contemporary style Kitchen. Comprising of a wide range of matching wall and base units with cupboards and drawers offering ample storage facilities. Oak style doors, brushed chrome handles and modern light worktops. There is ample space for a dining table and chairs, plus Upvc French doors leading out to the rear of the property.

To the first floor the bedroom accommodation is of an excellent size, and offers a 4 well presented and updated bedrooms plus a lovely family bathroom.

Externally, to the front of the property there is ample off road block paved driveway parking leading to a detached garage, plus a mature and pretty front garden mainly laid to lawn.

To the rear of the property boasts a landscaped garden and patio area with no one overlooking the property from the rear. The garden has been tastefully updated to accommodate family life. The large patio area has recently has a new canopy/awning, and makes an ideal place to relax all year around, but particularly in the hot summer months. The garden area offers a play area for the children, a further space with artificial grass plus more space at the top of the garden offering excellent potential for any buyer.

Further benefits include: uPVC double glazing and combi gas central heating.

This particular area of Tonteg is very popular, with properties not available for sale very often - so early viewings are advised.

****FANTASTIC FAMILY HOME in a GREAT LOCATION****

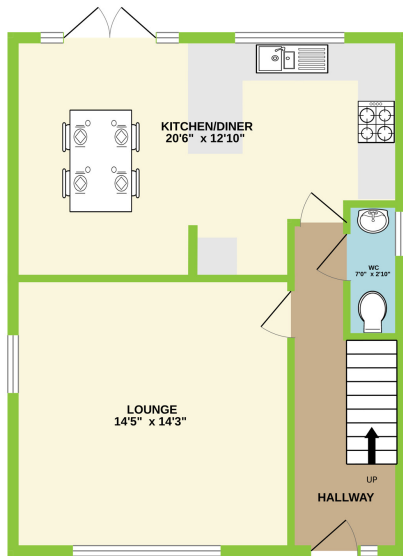
RCT COUNCIL TAX BAND 'E' - £2,430.33



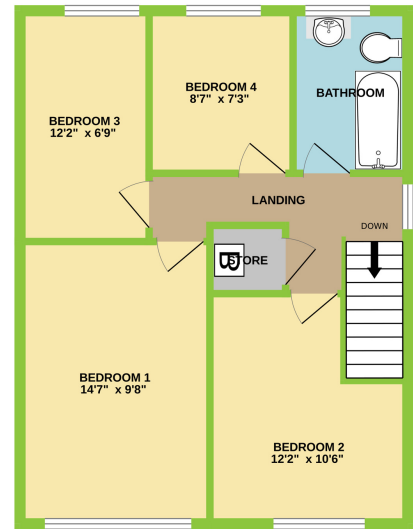




GROUND FLOOR
700 sq.ft. approx.



1ST FLOOR
556 sq.ft. approx.



TOTAL FLOOR AREA : 1256 sq.ft. approx.

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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