



DYLAN DAVIES
Estate & Letting Agents

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9 Cowbridge Road, Pontyclun, CF72 9EA

Palalwyf Avenue, Pontyclun. CF72 9EG

£229,950



FOR SALE

****CHARMING 3-BEDROOM TERRACE in PRIME PONTYCLUN LOCATION - PERFECT for FIRST TIME BUYERS or INVESTORS****

Dylan Davies of Pontyclun is thrilled to present this delightful traditional mid-terrace home, ideally situated just steps from Pontyclun's vibrant high street. Surrounded by lively cafes, coffee shops, and cosy bars, this property offers the best of both convenience and community. Commuters will appreciate the short stroll to the train station, adding to the appeal for those seeking an ideal location.

Inside, you'll find two generously sized reception rooms, perfect for creating both a living and dining area. Sliding patio doors from the dining room lead out to the south-facing garden, an inviting, low-maintenance space for enjoying sunny days and relaxing in private. The kitchen provides ample wall and base units, offering functional storage and space for everyday cooking, while a modern ground-floor bathroom completes the setup.

The home features three well-sized bedrooms, making it ideal for families, first-time buyers, or even as a potential rental property for investors. This property is within the sought-after Y Pant School catchment area and is surrounded by popular local schools, making it an excellent choice for families.

At the rear, there's a private garage accessible by lane, providing both extra storage and parking convenience. With no onward chain, this home is ready to move into immediately. While some updating may be desired, it's attractively priced, and sensible offers are welcomed. The home also benefits from combi-gas central heating, making it cosy and energy-efficient.

This competitively priced property offers a rare chance to own a charming home in a prime Pontyclun location. Reach out to Dylan Davies today to schedule a viewing and discover the potential of this fantastic opportunity.

Important Property Information:-

Tenure: Freehold

Council Tax Band: C

Parking: On street parking (garage to rear)

Utilities: Mains Gas, Mains Electricity & Mains Water & Drainage







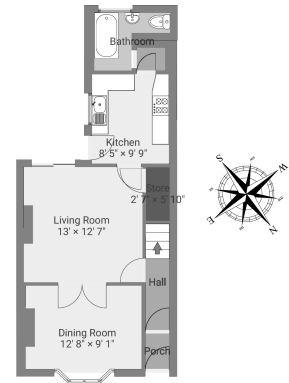
▼ Ground Floor

TOTAL AREA: 457.32 sq ft



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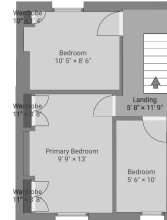
▼ 1st Floor

TOTAL AREA: 321.44 sq ft



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This floorplan is for illustrative purposes only, whilst every effort has been made to be as accurate as possible there may be minor discrepancies.

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