

FOR SALE

£245,000 Freehold



DYLAN DAVIES
Estate & Letting Agents

Swn Y Nant, Church Village, Pontypridd. CF38 1UE

Dylan Davies Estate Agents
8, Main Road, Church Village, Pontypridd, CF38 1SB

01443 808 808
info@dylandavies.co.uk

ABOUT THE PROPERTY

****A SPACIOUS PROPERTY in a SOUGHT AFTER LOCATION with CONSERVATORY, DETACHED GARAGE plus OFF ROAD PARKING, DOWNSTAIRS WC, CORNER PLOT offering EXCELLENT POTENTIAL TO EXTEND & SUNNY SOUTH-WEST FACING GARDENS****

****REFITTED KITCHEN / DINER****

****COMBI BOILER****

Dylan Davies are pleased to offer for sale this 3 bedroom semi-detached home in Upper Church Village. Internally the accommodation comprises of an entrance lobby/porch, hallway, a handy downstairs WC, a front facing lounge, fantastic refitted kitchen/diner and conservatory.

Upstairs the property benefits from two double bedrooms plus a third single bedroom all served by a family bathroom.

****LOVELY FAR REACHING VIEWS****

Externally, the property offers pretty gardens to the front and rear with the garden offering a sunny south-west facing aspect enjoying summer sunshine late into the evening. A 'corner-plot' home offering excellent potential extend (subject to planning).

Further benefits include detached garage to rear with parking, double glazing & COMBI-gas central heating,

****EARLY VIEWING RECOMMENDED****

RCT COUNCIL TAX BAND 'C' - £1,767.52

FEATURES

- MODERN / STYLISH - KITCHEN / DINER
- REAR CONSERVATORY
- DOWNSTAIRS CLOAKROOM / W.C.
- PORCH & HALLWAY
- REAR GARAGE
- CORNER PLOT (Ideal for extending - subject to planning)
- COMBI BOILER
- FAR REACHING VIEWS
- WALKING DISTANCE TO GARTH OLWG SCHOOL, SHOPS & AMENITIES



ROOM DESCRIPTIONS

PORCH

3' 5" x 3' 5" (1.04m x 1.04m)

ENTRANCE HALLWAY

5' 6" max x 11' 10" (1.68m x 3.61m)

LOUNGE

11' 2" x 13' 4" (3.40m x 4.06m)

KITCHEN / DINER

9' 7" x 17' 7" (2.92m x 5.36m)

CONSERVATORY

7' 5" x 7' 9" (2.26m x 2.36m)

DOWNSTAIRS CLOAKROOM / WC

2' 11" x 5' 10" (0.89m x 1.78m)

FIRST FLOOR

LANDING

6' 6" x 8' 8" (1.98m x 2.64m)

BEDROOM ONE (with fitted wardrobe)

11' 1" x 11' 6" (3.38m x 3.51m)

bedroom two

8' 8" x 11' 1" (2.64m x 3.38m)

BEDROOM THREE

7' 3" x 8' 4" (2.21m x 2.54m)

FAMILY BATHROOM

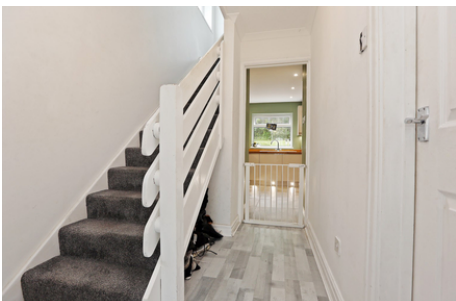
6' 1" x 5' 9" (1.85m x 1.75m)

EXTERNAL

ENCLOSED REAR GARDEN

REAR GARAGE

FRONT GARDEN



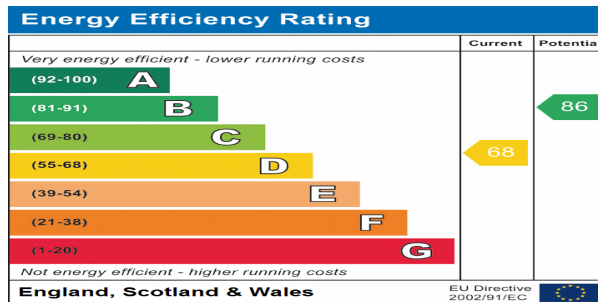
FLOORPLAN



TOTAL FLOOR AREA: 1012 sq ft approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.
 Made with Metrepro ©2023



EPC



Dylan Davies Estate Agents

01443 808 808

info@dylandavies.co.uk

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