



New Road

Ynysybwl Pontypridd, CF37 3HA

£199,950

- NO ONWRAD CHAIN
- TWO BEDROOMS
- DETACHED BUNGALOW
- DETACHED GARAGE
- SPACIOUS KITCHEN/DINER
- SUBSTANTIAL PLOT

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**** NO ONWARD CHAIN * DETACHED BUNGALOW * SUBSTANTIAL PLOT * TWO DOUBLE BEDROOMS * KITCHEN/DINER * DETACHED GARAGE * OFF ROAD PARKING ****

Nestled in the charming village of Ynysybwl, Pontypridd, Sell Right Estate Agents are pleased to bring to the market this delightful two-bedroom detached bungalow which offers comfortable living in a peaceful setting. The property is conveniently located by being within a short distance to local shops, primary school, doctors' surgery, amenities and local bus routes, as well as being within a short distance of Pontypridd town centre and the array of amenities that can be found therein. The property features two generous double bedrooms, a spacious lounge, a well-appointed kitchen/diner, a three piece bathroom, and a convenient separate WC. Externally, the home boasts a detached garage, off-road parking via a driveway, a stone-built shed, and a beautifully presented garden filled with mature trees, a variety of plants, and a tranquil pond — perfect for those seeking a serene outdoor retreat. Please contact Sell Right Estate Agents to book your viewing on this lovely home.

Tenure: Freehold
 Council Tax Band: C
 Gross Annual Council Tax Charge: £1963.20
 Parking: Off road via driveway
 Water - Mains feed
 Electricity - Mains feed
 Sewerage - Connected to public sewer
 Heating - Mains fed gas
 Broadband Availability Checker - <https://checker.ofcom.org.uk/en-gb/broadband-coverage>
 Mobile Phone Coverage Checker - <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Entrance Hallway

UPVC double glazed window and door to front, papered walls, textured ceiling, parquet flooring, radiator, doors to lounge, kitchen/diner, bathroom, W.C and two double bedrooms.

Lounge 11' 11" x 14' 4" (3.62m x 4.37m)

UPVC double glazed window to front, papered walls, carpet flooring, radiator.

Kitchen/Diner 18' 1" x 11' 4" (5.50m x 3.45m)

UPVC double glazed window to side, UPVC double glazed window and door to rear garden, papered and tiled walls, plastered ceiling, laminate flooring, radiator, wall and base units with laminate roll top work surfaces, stainless steel sink unit, integrated double oven and gas hob.

Bathroom 7' 7" x 5' 11" (2.32m x 1.80m)

UPVC double glazed window to rear, papered and tiled walls, papered ceiling, carpet flooring, radiator, panelled bath, wash hand basin, shower cubicle.

W.C 6' 1" x 2' 8" (1.86m x 0.82m)

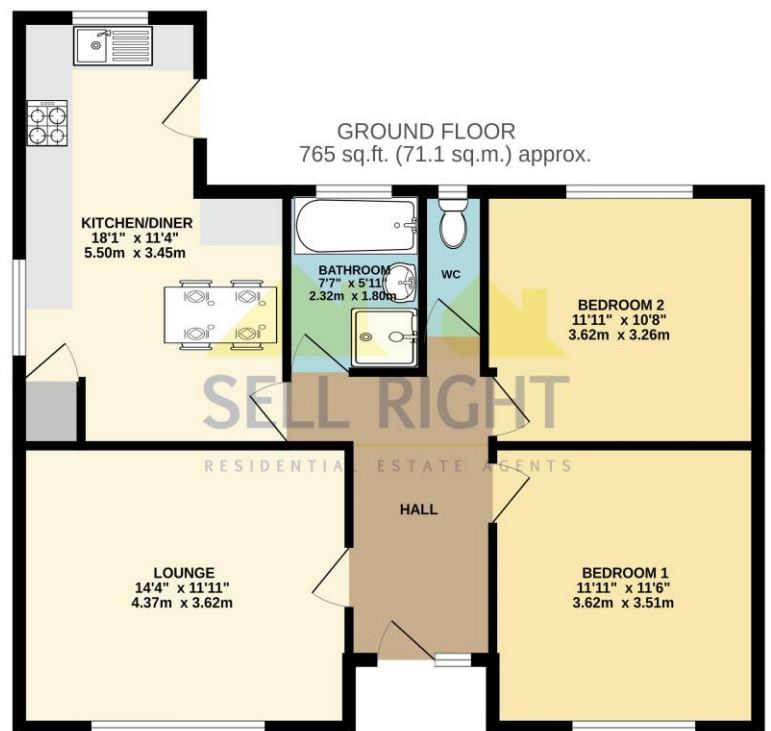
UPVC double glazed window to rear, papered and tiled walls, papered ceiling, laminate flooring, W.C.

Bedroom One 11' 11" x 11' 6" (3.62m x 3.51m)

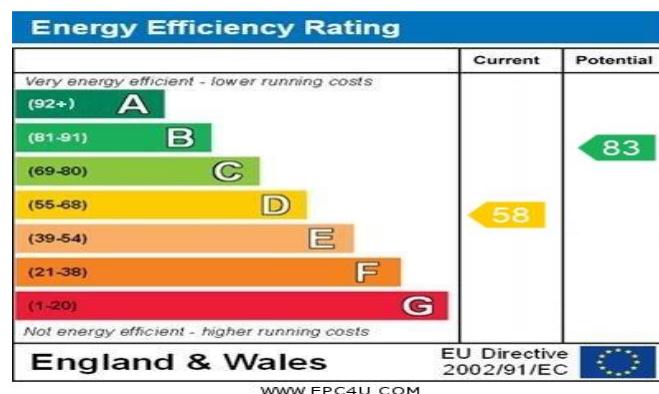
UPVC double glazed window to front, papered walls, textured ceiling, laminate flooring, radiator.

Bedroom Two 10' 8" x 11' 11" (3.26m x 3.62m)

UPVC double glazed window to rear, papered walls, textured ceiling, carpet flooring, radiator.



TOTAL FLOOR AREA: 765 sq.ft. (71.1 sq.m.) approx.
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DISCLAIMER

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. Sell Right and their employees and agents do not have any authority to give warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of Sell Right or the vendors.

Measurements: Sell Right take great care when measuring, but these approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture etc.

Services: Sell Right have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.