

Features

- Spacious Extended Family Home
- Three Reception Rooms
- Stunning Views from Rear Elevation
- Recently Fitted Kitchen/Breakfast Room
- Large Integral Garage
- Fantastic Family Home
- Viewing Recommended



£264,950

45 Towyn Way, Tonteg CF38 1NB

Walker and Lewis are delighted to offer for sale this spacious well presented extended three bedroom semi detached property with large integral garage. The property is situated , in the popular village of Tonteg with an array of shops, popular schools within a short distance and the link road leading to the A470 and M4 Motorway is just a short drive away. The accommodation briefly comprises entrance hall, modern cloakroom, lounge, open plan kitchen/breakfast room with re-fitted kitchen, separate dining room with access to garage plus stairs leading to office. To the first floor are three bedrooms plus modern family bathroom. This home would make an exceptional family home and viewing is highly recommended.

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 **Walker & Lewis**
ESTATE AGENTS



ENTRANCE HALL

Entered via panelled and glazed door to hallway with stairs off to first floor. Doors to cloakroom, lounge and kitchen.

CLOAKROOM

Fitted with a close coupled w.c. and vanity wash hand basin. Upvc double glazed window to front.

LOUNGE 11'3" x 13'10" (3.44m x 4.22m)

Upvc double glazed window to front. Double doors to dining area.

DINING AREA 9'6" x 9'0" (2.90m x 2.75m)

Patio doors to rear garden. Opening to kitchen.

KITCHEN 12'1" x 7'8" (3.68m x 2.34m)

Modern range of wall units with inset one and a half bowl sink unit, built in oven and microwave. Breakfast bar with seating area.

Integrated dishwasher. Wall mounted gas central heating boiler.

Upvc double glazed window to rear. Door to dining room.

DINING ROOM 7'10" x 14'4" (2.39m x 4.38m)

Upvc double glazed french doors to rear garden. Upvc double glazed window to side. Door to garage. Stairs leading to office.

OFFICE

8'8" x 7'10" (2.64m x 2.39m)

Located in attic space over garage with skylight to front. Maximum head space. Makes an ideal office space.

LANDING

Access to loft which is mostly boarded with pull down ladder. Built in storage cupboard. Doors to all rooms.

BEDROOM 1 13'1" x 9'10" (4.00m x 3.00m)

Upvc double glazed window to front. Built in double wardrobe.

BEDROOM 2 8'2" x 11'1" (2.48m x 3.39m)

Upvc double glazed window to rear with fabulous views. Built in storage cupboard.

BEDROOM 3 10'4 x 7'3 (3.16m x 2.2m)

Upvc double glazed window to front. Over stairs storage cupboard.

BATHROOM

Fitted with a modern suite comprising panelled bath with shower over, inset sink unit with storage and close coupled w.c. Upvc double glazed window to rear.

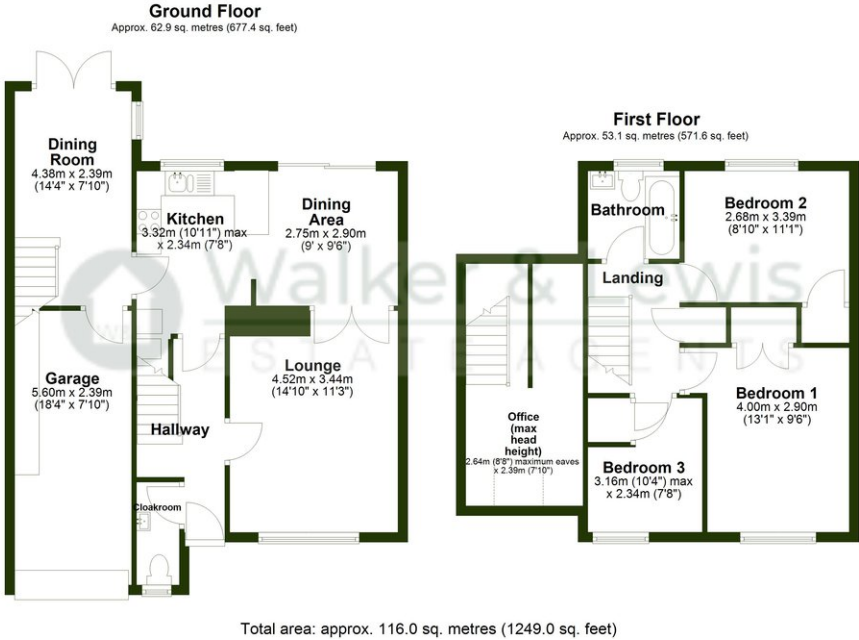
GARAGE 18'4 x 7'10 (5.6m x 2.39m)

Ample work top space and plumbing for automatic washing machine.

OUTSIDE

Open plan front with driveway providing off road parking and rest laid to lawn. Enclosed rear garden with two decking areas, patio and lawn.

Floorplan



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		