

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

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DENBIGH CLOSE  
TONTEG



# DENBIGH CLOSE




TONTEG, CF38 1HB - £300,000

Set in the picturesque area of Tonteg, Pontypridd, this charming Semi-detached house on Denbigh Close presents an exceptional opportunity for those seeking a spacious and inviting family home. Spanning an impressive 1,117 square feet, the property is designed to cater to both relaxation and entertainment, making it perfect for families and social gatherings alike.

Upon entering, you are greeted by two delightful reception rooms that offer a wealth of possibilities. Whether you envision a cosy family lounge or a sophisticated dining area, these versatile spaces can be tailored to suit your lifestyle. The three well-proportioned bedrooms provide a peaceful retreat, ensuring that everyone has their own sanctuary for rest and relaxation. The modern bathroom is both stylish and functional, meeting the demands of a busy household with ease.

Adding to the appeal of this home is a conservatory that is currently being used as a home gym and games room, providing an ideal space for fitness and leisure activities. Furthermore, the garage has been converted into a versatile studio space, offering additional storage and the potential for various uses, whether as a gym or a creative workspace.

Situated in a friendly neighbourhood, this property benefits from local amenities and excellent transport links, making it a convenient choice for commuters and families alike. The surrounding area is adorned with beautiful green spaces, perfect for leisurely walks or

 3 bedroom(s)  1 bathroom(s)  1117.00 sq ft

## PORCH

**LIVING ROOM**  
4.32 x 5.24 (14'2" x 17'2")

**KITCHEN / DINER**  
3.29 x 7.30 (10'9" x 23'11")

**CONSERVATORY**  
2.89 x 2.99 (9'5" x 9'9")

## WC

## LANDING

**BEDROOM 1**  
3.97 x 2.99 (13'0" x 9'9")

**BEDROOM 2**  
3.46 x 2.99 (11'4" x 9'9")

**BEDROOM 3**  
3.04 x 1.96 (9'11" x 6'5")

**BATHROOM**  
1.73 x 1.96 (5'8" x 6'5")

## GARAGE / GYM

**GARDEN**  
Private rear garden with Lawn and Patio

**TENURE**  
We are informed by our client that the property is Freehold, this is to be confirmed by your legal advisor.

**SCHOOL CATCHMENT**  
Welsh Primary SchoolYsgol Garth Olwg  
English Primary SchoolGwauncelyn Primary  
Welsh Secondary SchoolYsgol Garth Olwg  
English Secondary SchoolBryncelynno

**COUNCIL TAX**  
BAND C  
£1947



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	