



**Rhyd Y Nant, Pontyclun CF72 9HE**



**welcome to**

**Rhyd Y Nant, Pontyclun**

This three bedroom extended home is located within walking distance of Pontyclun Primary School and catchment for Welsh Medium Primary School and Y Pant Secondary School .You can also find the vibrant High Street within a short walk with a great selection local shops,bars and cafes.



Set in this popular location of Pontyclun is this well presented three bedroom semi detached home. The current homeowners have put a lot of care and attention to this home inside and out .

This home has been renovated throughout to high standard and In brief the property comprises of open plan lounge/dining room with feature wall a separate lounge(formally the garage, open plan kitchen/ dining room with room to entertain also benefiting from a great sized pantry and downstairs wc.

To the first floor are three bedrooms and modern refitted family bathroom. The gardens in this home have also been maintained to a high standard and the rear garden benefits from an outside home office/snug and space for a hot tub. Making this the perfect space to extend the entertaining from inside out ! To the front of the property provides off road parking .

## **Porch And Entrance Hallway**

### **Lounge / Dining Room**

24' 2" x 12' ( 7.37m x 3.66m )

### **Kitchen Area**

11' 11" x 9' 4" ( 3.63m x 2.84m )

### **Wc**

### **Second Reception Room**

18' 3" x 9' 7" ( 5.56m x 2.92m )

### **First Floor Landing**

### **Bedroom One**

### **Bedroom Two**

### **Bedroom Three**

### **Famliy Bathroom**

### **Rear Garden**

### **Home Office/ Garden Room**

11' 6" x 8' 2" ( 3.51m x 2.49m )



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welcome to

## Rhyd Y Nant, Pontyclun

- Walking distance to Pontyclun High Street
- Separate Reception room
- Garden Room/ Home Office
- Modern Kitchen / Dining Room
- Train Station within walking distance

Tenure: Freehold EPC Rating: C

**£320,000**



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Please note the marker reflects the postcode not the actual property



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Property Ref:  
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