



**The Paddocks, Upper Church Village Pontypridd CF38 1TL**

**welcome to**

**The Paddocks, Upper Church Village Pontypridd**

With Breath-Taking Views, A Stunning Open Plan Kitchen/Diner And Envious Plot, Your Perfect Family Home Is Now On The Market!



**Entrance Hall**

Via obscure double glazed front door, radiator, stairs to first floor and doors to all rooms

**Cloakroom - W/C**

Comprising low level w/c, wash basin, radiator and obscure window

**Reception Room One**

14' 3" widest x 14' 3" widest ( 4.34m widest x 4.34m widest )

Double glazed window to front aspect, radiator, feature fireplace

**Reception Room Two**

Accessed via kitchen/diner, double glazed windows to front, rear and side aspect, radiator

**Kitchen/Diner**

20' 4" widest x 12' 8" widest ( 6.20m widest x 3.86m widest )

Range of wall and base units, work surfaces, stainless steel sink and drainer with mixer tap, space for appliances and dining table, two double glazed windows to rear aspect and 'stable' door to rear garden, gas boiler

**First Floor Landing**

Stairs from ground floor, loft access, doors to all rooms

**Bedroom One**

14' 7" widest x 9' 9" widest ( 4.45m widest x 2.97m widest )  
Double glazed window to front aspect, radiator

**Bedroom Two**

12' 3" widest x 10' 6" widest ( 3.73m widest x 3.20m widest )

Double glazed window to front aspect, radiator

**Bedroom Three**

12' 6" widest x 6' 7" widest ( 3.81m widest x 2.01m widest )  
Double glazed window to rear aspect, radiator

**Bedroom Four**

8' 8" widest x 7' 6" widest ( 2.64m widest x 2.29m widest )  
Double glazed window to rear aspect, radiator

**Bathroom**

Three piece suite comprising; Bath with shower over, wash basin, low level w/c. Obscure double glazed window and radiator

**Front Gardens/Driveway**

Laid partly to lawn, mature trees and shrubbery, driveway with dropped kerb to front

**Rear Gardens**

Laid partly to lawn, patio and decked seating area



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## **The Paddocks, Upper Church Village Pontypridd**

- Unique Detached House In A Coveted Location
- Outstanding Views To Front
- Envious Plot, Including Mature Gardens And Driveway
- Two Reception Rooms And Open Plan Kitchen/Diner
- Four Well-Proportioned Bedrooms

Tenure: Freehold EPC Rating: C

# £385,000



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
TBG108894 - 0004

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