



**Clos Ynysddu, Pontyclun CF72 9WQ**

**welcome to**

## **Clos Ynysddu, Pontyclun**

An Impressive Semi-Detached House In A Desirable Location, Featuring Enviaable Rear Gardens Laid Mainly To Lawn, Conservatory And Garage Conversion.

### **Entrance Hall**

Via front door, double glazed window to side aspect, stairs to first floor, access to reception room one and reception area two

### **Cloakroom - W/C**

Comprising low level w/c, wash basin, radiator

### **Reception Room One**

16' 3" widest x 7' 11" widest ( 4.95m widest x 2.41m widest )  
Double glazed window to front aspect, radiator

### **Reception Area Two**

13' 3" widest x 10' 8" widest ( 4.04m widest x 3.25m widest )  
Double glazed window to front aspect, radiator, built in storage cupboard, open to reception area

### **Reception Area Three**

8' 4" widest x 8' 1" widest ( 2.54m widest x 2.46m widest )  
Access to kitchen and conservatory

### **Conservatory**

11' 1" widest x 9' 3" widest ( 3.38m widest x 2.82m widest )  
Double glazed windows to rear/side aspect

### **Kitchen**

8' 11" widest x 8' 1" widest ( 2.72m widest x 2.46m widest )  
Range of wall and base units, work surfaces, stainless steel sink and drainer, oven and gas hob with cooker hood over, fridge/freezer, dishwasher, access to utility room and double glazed window to rear aspect

### **Utility Room**

Gas boiler, plumbing for washing machine, wall units, extractor fan, double glazed door to garden

### **Bedroom One**

12' 2" widest x 10' 5" widest ( 3.71m widest x 3.17m widest )  
Double glazed window to front aspect, radiator, door to en-suite

### **En-Suite**

Three piece suite comprising; Shower, vanity wash basin, low level w/c. Obscure double glazed window and radiator

### **Bedroom Two**

13' 10" widest x 11' 8" widest ( 4.22m widest x 3.56m widest )  
Three double glazed windows to front aspect, radiator, built in storage cupboards

### **Bedroom Three**

10' widest x 6' 3" widest ( 3.05m widest x 1.91m widest )  
Double glazed window to rear aspect, radiator

### **Bathroom**

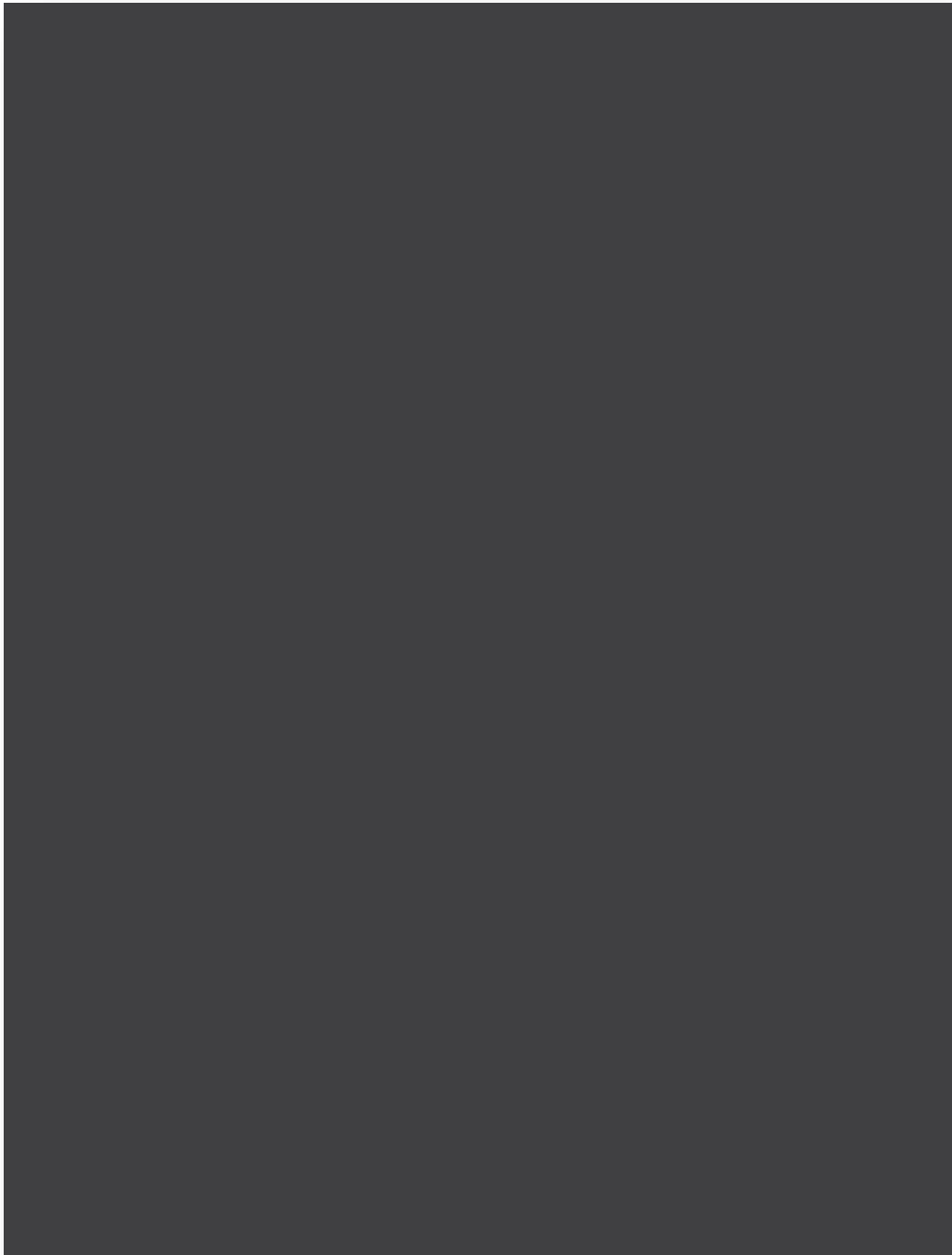
Three piece suite comprising; Bath with shower over, vanity wash basin, low level w/c. Obscure double glazed window and heated towel rail

### **Driveway**

### **Rear Gardens**

Laid mainly to lawn





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**Clos Ynysddu,**  
**Pontyclun**

- Semi-Detached House In A Coveted Location
- Open Plan Reception Areas And Further Reception Room
- Kitchen And Utility Room
- Light And Airy Conservatory
- Three Bedrooms

Tenure: Freehold EPC Rating: D

**£300,000**



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Property Ref:  
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