



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

**welcome to**

## **Rhyd Y Nant, Pontyclun**

An Impressive Semi-Detached Residence, Full Of Character And With A Stunning Rear Extension! We're excited to offer for sale this tastefully presented home, including a wealth of flexible accommodation and superb location toward the end of a small cul-de-sac

### **Entrance Hallway**

Enter through Composite door into hallway with Carrara Marble and slate Flooring . Doors to all rooms , stairs to first floor.

### **Lounge**

12' 3" x 11' 11" ( 3.73m x 3.63m )  
Window to front. Underfloor heating

### **Kitchen**

18' 2" x 9' 11" extending to ( 5.54m x 3.02m extending to )  
Open plan onto the Orangery . The kitchen has been refitted with matching wall and base units. Integrated sink with instant hot water tap. Space for Aga . Built in oven and separate hob, space for double fridge/ freezer . Island with space for seating and units underneath. Carrara Marble Flooring with under floor heating .

### **Orangery**

16' 1" x 11' 1" ( 4.90m x 3.38m )  
A beautiful addition to this home creating a great entertaining space for all the family to share. Further benefiting from underfloor heating and glass ceiling.

### **Utility/ Wc**

Space for white goods. Low level WC. Sink with built in vanity unit

### **Bedroom Four**

12' 10" x 9' 10" ( 3.91m x 3.00m )  
Window to front, underfloor heating , door into ensuite

### **Ensuite**

Benefiting from a low level WC , pedestal wash hand basin with built in drawers , walk in Shower.

### **First Floor Landing**

Doors to all rooms. loft access

### **Bedroom One**

11' 10" x 10' 7" ( 3.61m x 3.23m )  
Window to front, built in wardrobes

### **Bedroom Two**

11' 1" x 9' 10" ( 3.38m x 3.00m )  
Window to rear, built in wardrobes

### **Bedroom Three**

7' 10" x 7' 6" ( 2.39m x 2.29m )  
Window to front

### **Bathroom**

Window to rear. Refitted with a modern suite comprising of low level WC with hidden cistern and wash hand basin with built in vanity unit. Tiled bath with Shower over.

### **Garage**

16' 1" x 10' 8" ( 4.90m x 3.25m )  
Great additional space that is currently being used as a Gym and workshop. Would also be suitable for a home office.

### **Front Garden**

Laid to lawn area and Driveway .

### **Rear Garden**

Enclosed, patio area - including hot tub, perfect for summertime BBQ. To the side is a good sized laid to lawn area.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



**welcome to**  
**Rhyd Y Nant,**  
**Pontyclun**

- Semi-Detached House In The Heart Of Pontyclun
- Reception Room And Stylish Kitchen
- Impressive Rear Extension With Lantern Roof
- Further Reception Room / Ground Floor Bedroom With Shower Room
- Corner Plot

Tenure: Freehold EPC Rating: D

**£375,000**



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Property Ref:  
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