



Heol Y Fedwen, Tonteg Pontypridd CF38 1TB

welcome to

Heol Y Fedwen, Tonteg Pontypridd

We're delighted to offer for sale this ideal home, An Impressive Semi-Detached House, Benefiting From Generous Internal Accommodation And Fantastic Position Toward The End Of A Peaceful Cul-De-Sac. We recommend calling early to secure your viewing!

Entrance Hall

Via double glazed front door, obscure double glazed window to side aspect, radiator, stairs to first floor, access to reception room one and kitchen

Cloakroom - W/C

Comprising low level w/c, wash basin, extractor fan

Reception Room One

13' 4" widest x 11' 3" widest (4.06m widest x 3.43m widest)

Double glazed window to front aspect, radiator, electric fire, opening to reception room two

Reception Room Two

9' 8" widest x 9' 6" widest (2.95m widest x 2.90m widest)

Double glazed window to rear aspect, radiator, serving hatch to kitchen, opening to reception room one

Kitchen

12' widest x 7' 7" widest (3.66m widest x 2.31m widest)

Range of wall and base units, work surfaces, stainless steel sink and drainer with mixer tap, double glazed window to rear aspect, built in storage cupboard, access to additional room

Additional Room

16' 10" widest x 11' 1" widest (5.13m widest x 3.38m widest)

Garage conversion, we understand this room may lack building reg sign-off however has an indemnity policy. Double glazed window to front aspect, radiator

Utility Room

11' 4" widest x 5' 7" widest (3.45m widest x 1.70m widest)

Double glazed window to rear aspect, gas boiler, radiator, double glazed door to garden

First Floor Landing

Stairs from ground floor, obscure double glazed window to side aspect, loft access, built in cupboard with hot water cylinder, doors to all rooms

Bedroom One

11' 7" widest x 11' widest (3.53m widest x 3.35m widest)

Double glazed window to front aspect, radiator, two built in storage cupboards

Bedroom Two

11' 1" widest x 8' 7" widest (3.38m widest x 2.62m widest)

Double glazed window to rear aspect, radiator, built in storage cupboard

Bedroom Three

8' 4" widest x 7' 4" widest (2.54m widest x 2.24m widest)

Double glazed window to front aspect, radiator, built in storage cupboard

Bathroom

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

Front Gardens/Driveway

Laid partly to lawn with mature tree, paved driveway to side

Rear Gardens

Laid partly to lawn, paved seating area, external water tap, shed. boundary fences, side access



welcome to
Heol Y Fedwen,
Tonteg Pontypridd

- Semi-Detached House In A Popular Location
- Two Reception Rooms
- Separate Kitchen With Some Appliances
- Three Bedrooms
- First Floor Bathroom And Additional Ground Floor W/C

Tenure: Freehold EPC Rating: C
Council Tax Band: C

£250,000



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Property Ref:
TBG110436 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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