

**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 asepct, 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

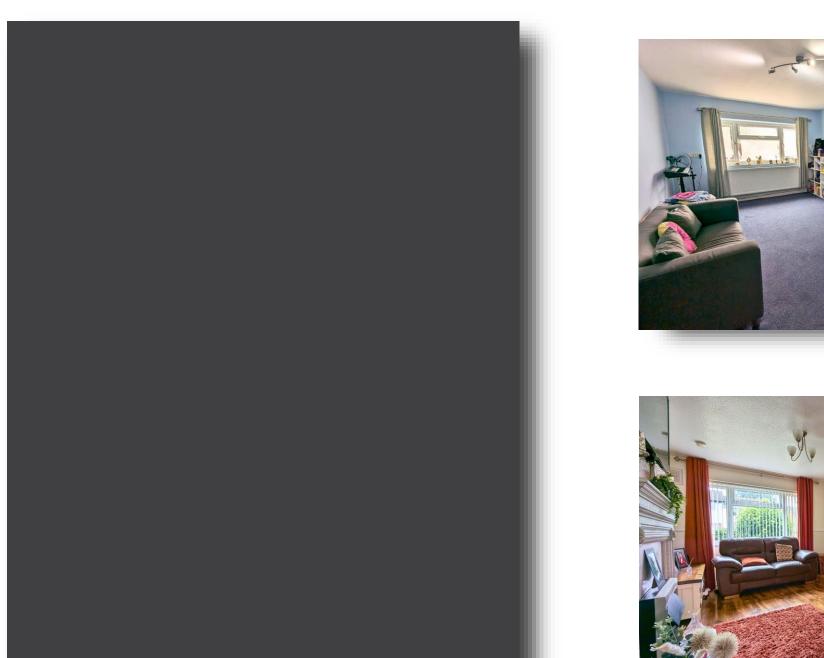
Three piece suite comprising; Bath with shower over, wash basin, low level w/c. Obscure double glazed window to rear aspect, heated towel rail

## **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 toHeol 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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