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2A Pleasant View  
Ynysybwl, Pontypridd,  
Cynon Valley, CF37 3PF



## 2A Pleasant View

Asking price **£450,000**

This three double bedroom detached bungalow, is located on the village periphery, in an idyllic position with its rear garden bordering woodland and with far reaching views down the valley.

Three double bedroom detached bungalow

Edge of village location

General sized garden plot

Rear garden, bordering woodland

Potential to extend, subject to relevant planning permission

Lounge, conservatory and kitchen/dining room

Two useful attic rooms, used as hobbies room and home office

Ample off-road parking

Attached single garage plus further detached garage

Garden Summer Room plus workshop/home gym









Situated on the village periphery, this detached three double bedroom bungalow sits on a generous size garden plot bordering woodland.

The accommodation briefly comprises: an ENTRANCE HALL, with stairs to attic accommodation plus a built-in storage cupboard. The LOUNGE, (17'7"×13') with picture window to front plus French doors flanked by windows to side is semi-open plan to the KITCHEN/DINING ROOM, (18'3"×11'4") with a dual aspect wood burning stove between the two rooms. The kitchen/dining room, with window to rear overlooking the garden, has an extensive range of pine base and wall mounted units, space and plumbing for a Range cooker with fitted cooker hood above, integrated fridge and dishwasher. Ceramic tile flooring continues into the UTILITY ROOM/REAR HALLWAY, (10'2"×7'3") which has a further range of the same units as the kitchen with space and plumbing for white goods. The bungalow has three double

bedrooms. BEDROOM ONE, (14'5"×10'11") and BEDROOM THREE, (11'3", 10'7") are located at the front of the house and enjoy far reaching views. BEDROOM TWO, (13'5"×11'6") is currently used as a sitting room and has patio doors leading into a UPVC double glazed frame CONSERVATORY, (10'8"max ×10'4") which enjoys views of the garden. Finally, on the ground floor is the FAMILY BATHROOM, (8'2"×7'10" which has a white four piece suite which includes corner shower cubicle with mains shower fitted and separate panel bath.

Upstairs are two attic rooms currently used as a HOME OFFICE (8'7" widening to 13'2"×10'2" max) plus HOBBIES ROOM/ OCCASIONAL GUEST BEDROOM (32'1"×11'9") and occasional GUEST BEDROOM. The hobbies room has two skylights to front and two dormer windows to rear. The home office also has a dormer window to rear and access into loft storage (The attic rooms do not comply to building regulations).

Outside The property sits in a generous sized garden plot. To the front of the property is a lawned garden plus single driveway ahead of the attached GARAGE, (17'3"×9'9") Beyond the garage is a WORKSHOP and TOILET.

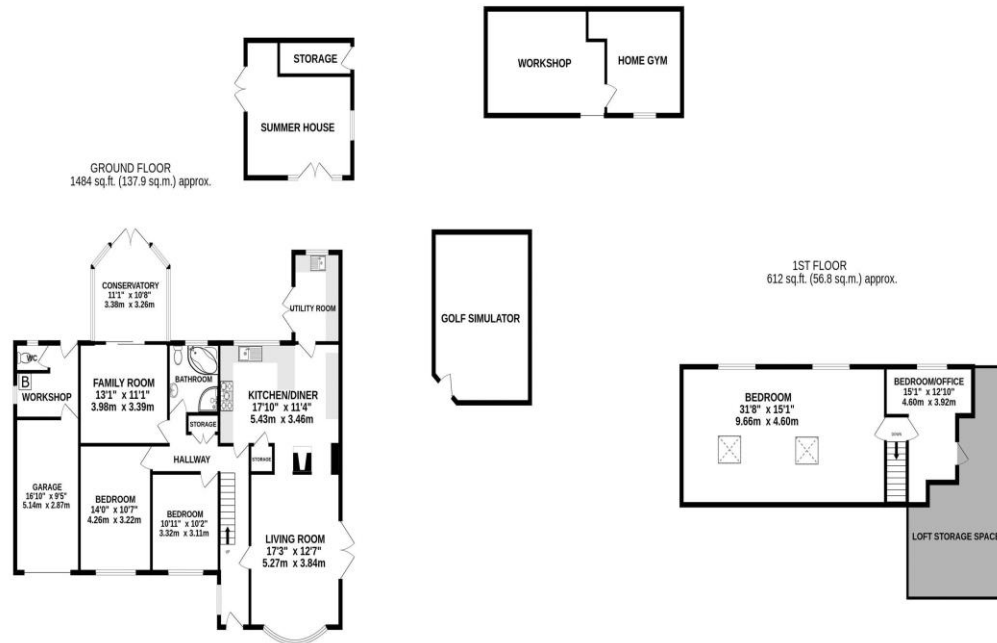
A driveway runs along the side of the bungalow and offers ample off-road parking. The rear garden is extensively lawned with a paved patio area, extending from the rear of the house.

At the top of the garden is a detached SUMMER HOUSE, (16' x 11'1" plus 4'4"×4'5") which is an excellent entertaining space. The building is triple aspect and enjoys far reaching views and benefits from power and lighting.

The DETACHED GARAGE, (20'4"×14'5") has double doors from the driveway plus door and window to side. Internally the walls have been dry lined, benefits from power and lighting and has been used as a HOBBIES ROOM.

At the top of the garden is a further detached outbuilding divided into STORE/WORKSHOP (17'11", 11'8") and GYM (11'7"×11'10"). Part of the grounds are subject to a development clawback provision.

OUTBUILDINGS  
828 sq.ft. (77.0 sq.m.) approx.



TOTAL FLOOR AREA : 2924 sq.ft. (271.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## Directions

From junction 32 of the M4 travel north along the A470. Take the fifth exit signposted Pontypridd. Take the second exit signposted town centre. At the roundabout, take the first exit. Cross the river Taff and turn right at the traffic lights. Follow this road into and through Ynysybwl Village. The bungalow is the last property on the left-hand side indicated by our For Sale board.

## Tenure

Freehold

## Services

Mains water and electricity and drainage

Council Tax Band C

EPC Rating

Viewing strictly by appointment through Herbert R Thomas

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## Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.



