



## 20 Heol Lodwig Church Village, Pontypridd, CF38 1TJ

**£365,000**



\*\* EXCELLENT SIZED REAR GARDENS \* EXTENDED KITCHEN/DINING/FAMILY ROOM \* BAY FRONTED LOUNGE \* RE-FITTED EN-SUITE TO MASTER BEDROOM \* RE-FITTED BATHROOM \* SOUGHT AFTER LOCATION IN CHURCH VILLAGE \*\* Durbins Estate Agents are delighted to be bringing to the market a well presented excellent sized detached home, showcasing an impressive full length kitchen/dining/family room creating the perfect hub of the house for all types of buyers. The property is desirably located within the heart of Church Village with its array of amenities to hand including the desired Ysgol Gyfyn Garth Olwg.

Throughout the property is nicely presented offering neutral tones in each room together with being excellently proportioned. Whilst in the hallway, you will be able to access the ground floor cloaks/wc, a staircase leading to the first floor, the bay fronted excellent sized lounge and the uniquely sized 29.9 FT LONG kitchen/dining/family offer an array of cream fitted base and wall units with a selection of integrated appliances and matching breakfast bar area. Further leading from the kitchen area is dining area which would double up as a TV area with sofa, perfect for children or for entertaining. Further leading from this impressive room is access to what was previously a full sized garage, which has been halved in size, but would make a great study/office or a storage room as the current owner has it. The first floor leads to four double bedrooms including a re-fitted en-suite with use of its own bath not shower cubicle. The first floor bathroom has also be re-configured to offer a more spacious room with a re-fitted three piece white bathroom suite.



**Entrance hallway 8'7 x 9'3 (2.62m x 2.82m)**

**Ground floor cloaks/wc 3'3 x 5'4 (0.99m x 1.63m)**

**Bay fronted lounge 13'11 x 13'8 (4.24m x 4.17m)**

**Full length kitchen/dining/family room 29'9 x 11'7 x 17'9 (9.07m x 3.53m x 5.41m)**

**First floor gallery style landing 6'8 x 8'2 (2.03m x 2.49m)**

**Master bedroom 13'11 x12'11 (4.24m x3.94m)**

**En-suite shower room 5'11 x 6'6 (1.80m x 1.98m)**

**Bedroom two 8'10 x 10'10 (2.69m x 3.30m)**

**Bedroom three 9'11 x 12'5 (3.02m x 3.78m)**

**Bedroom four 8'1 x 12'10 (2.46m x 3.91m)**

**First floor bathroom 8'11 x 6'1 (2.72m x 1.85m)**

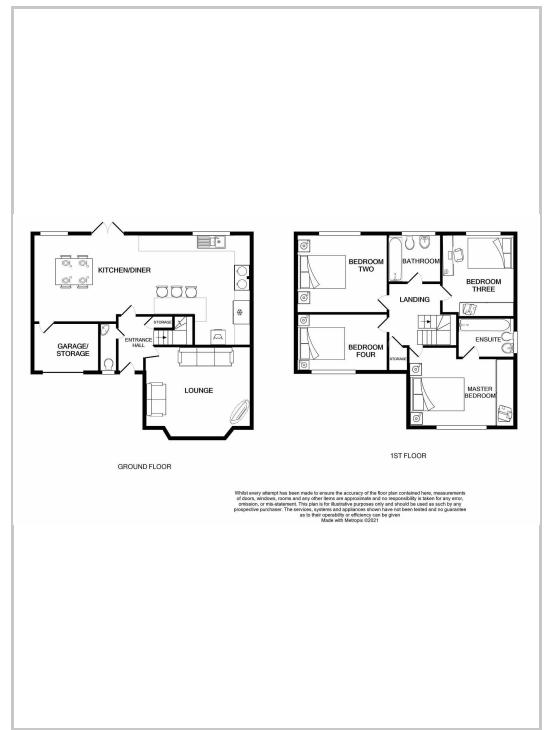
**Garage/storage room 8'2 x 8'1 (2.49m x 2.46m)**

## Gardens

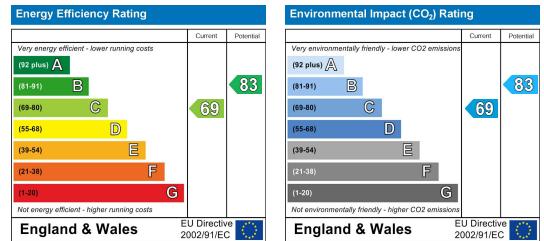
## Area Map



## Floor Plan



## Energy Efficiency Graph



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