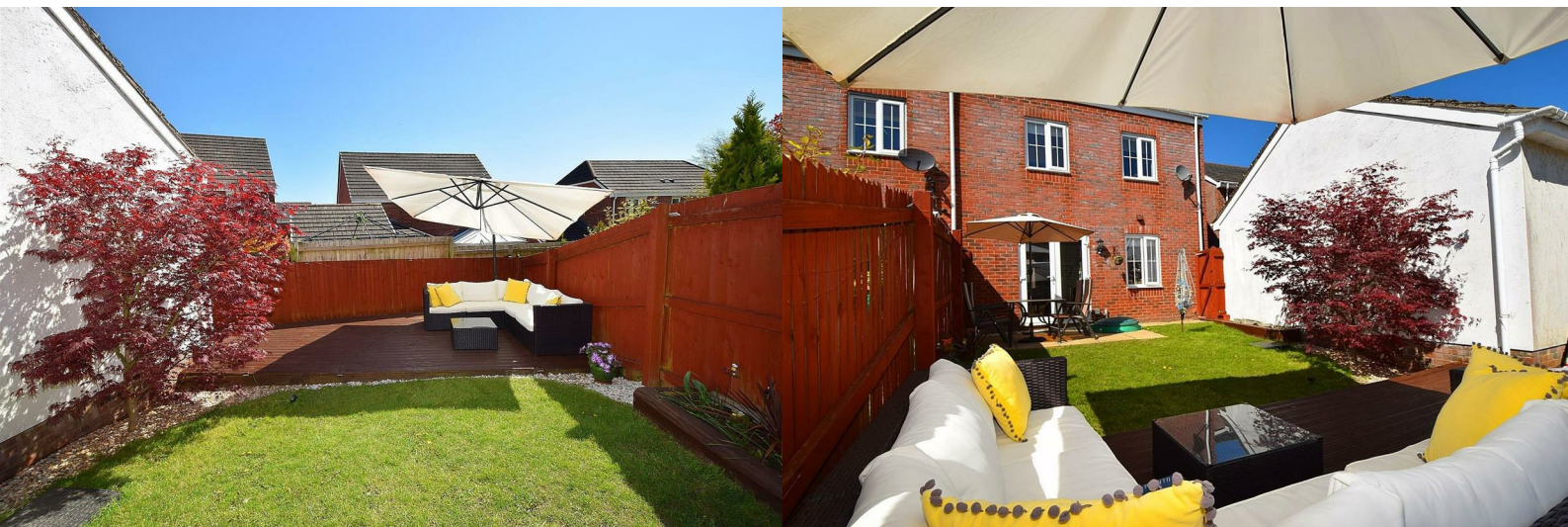




## 36 Maes Yr Eglwys

Church Village, Pontypridd, CF38 1EJ

£244,950





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**\*\* INVITING SOUTH FACING GARDENS \* FOUR BEDROOMS WITH A TOP FLOOR MASTER SUITE WITH EN-SUITE SHOWER ROOM \* BAY FRONTED KITCHEN/DINING ROOM \* DRIVEWAY WITH DETACHED GARAGE \*\*** Durbins Estate Agents are delighted to be showcasing to the market a beautifully presented four bedroom semi detached townhouse with SOUTH FACING rear gardens, located in the highly regarded area of Maes Y Eglwys, Upper Church Village with the desired Ysgol Gyfun Garth Olwg School within a short distance away, as well as the array of amenities located on the Main Road of Church Village.

The property is ideally located for buyers who are looking for a quiet location with a typical country pub popular with families a short walk away.

Throughout the property is neutrally decorated with light colours creating a fresh feel. On entering the hallway you will be able to access the ground floor cloaks/wc, the bay fronted kitchen/dining room and the rear full width lounge. The well proportioned bay fronted lounge offers a selection of base and wall units and comes complete with integrated oven and hob. The bay area to the kitchen lends itself to ample space for a dining table which overlooks the front aspect views. The rear full width lounge enjoys views of the private south facing gardens and french doors opening onto the paved patio area. The first floor leads to three bedrooms, two double bedrooms both with built in wardrobes, a single bedroom/study together with a first floor bathroom. The second floor is solely taken up by the master bedroom also offering built in wardrobes and a spacious en-suite shower room.

This beautiful townhouse also offers a private tandem driveway to the side which further leads to a detached garage with power and lighting. Completing this beautiful home, is its well presented enclosed South Facing gardens, showcasing a mixed blend of patio and decking, offering multiple seating areas and a central lawn with side decorated borders.

**Entrance hallway**  
14'11 x 3' (4.55m x 0.91m)

**Ground floor WC**  
5'4 x 2'10 (1.63m x 0.86m)

**Bay fronted kitchen/dining room**  
14'11 x 9'4 (4.55m x 2.84m)

**Rear aspect lounge**  
16'2 x 10'3 (4.93m x 3.12m)

**First floor landing**  
12'10 x 6'5 (3.91m x 1.96m)

**Bedroom two**  
10'11 x 9'5 (3.33m x 2.87m)

**Bedroom Three**  
10'3 x 9'6 (3.12m x 2.90m)

**Bedroom four**  
6'10 x 6'4 (2.08m x 1.93m)

**First floor bathroom**  
6'10 x 6'5 (2.08m x 1.96m)

**Second floor landing**

**Master suite**  
19'1 x 10'5 (5.82m x 3.18m)

**En-suite shower room**  
8'7 x 7'1 (2.62m x 2.16m)

**Garden**

**Tel: 01443 204240**

Garage



Road Map



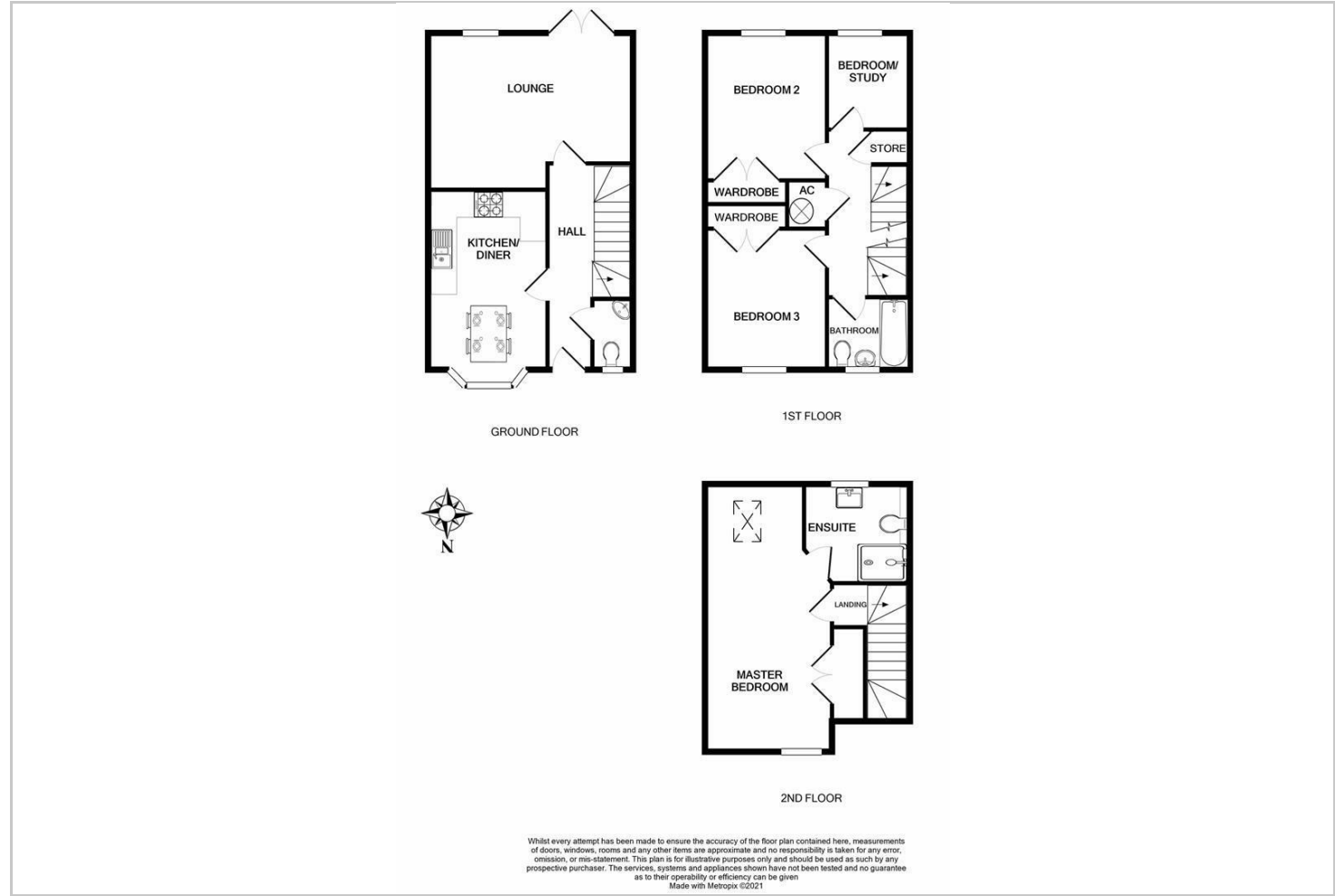
Hybrid Map



Terrain Map



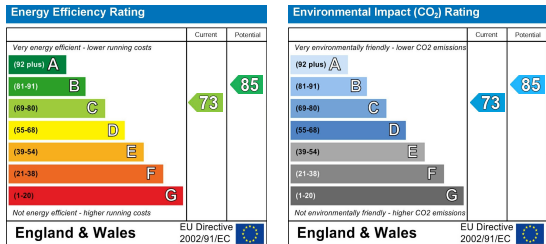
Floor Plan



Viewing

Please contact our Tonteg Office on 01443 204240 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.