



Rybec Homes

Pen Hendy, Pontyclun, CF72 8QW
Price £179,995

01443 238 026

Rybec Homes of Pontyclun are pleased to offer to the market this very well presented two bedroom mid terrace property with a generous rear garden over two levels, conservatory and off road driveway parking. Offering generous and versatile internal accommodation that has been well maintained by the current owner. Located close to a good range of local transport links. Within catchment for many popular primary and secondary schools this property would make an ideal first time buy or buy to let.



Outside

Approached via a turfed front garden with a footpath to the front door. Access to driveway parking.

Entrance Hallway

Double glazed door to the front. Textured ceiling. Wood effect laminate flooring. Panelled radiator.

Lounge 13'4 x 10'9 (4.06m x 3.28m)

Double glazed window to the front. Textured ceiling finished with coving. Panelled radiator. Power points. Wood effect laminate flooring. Stairs to first floor.

Kitchen/Diner 13'7 x 7'7 (4.14m x 2.31m)

A fully fitted kitchen comprising of a range of cream shaker style wall and base units with complimentary wood effect work surfaces over, single bowl porcelain sink and drainer, integrated base level electric oven, four ring gas hob with electric cooker hood over, space for freestanding fridge/freezer, plumbing for washing machine, power points, tiled splash backs, textured ceiling, space for table and chairs, panelled radiator, tile effect laminate flooring, under stair storage cupboard, door into conservatory, double glazed window to the rear.

Conservatory 12'8 x 9'5 (3.86m x 2.87m)

Two 3/4 height walls on either side. Full glass roof. Upvc construction with windows and double glazed French doors to the rear. Power points. Tiled flooring. Underfloor heating.

Landing

Attic access. Textured ceiling. Panelled radiator. Power points.

Bedroom One 10'7 x 10'2 (3.23m x 3.10m)

Double glazed window to the front. Textured ceiling finished with coving. Power points. Panelled radiator. Fitted carpets. Double built-in wardrobe.

Bedroom Two 10'4 x 7'0 (3.15m x 2.13m)

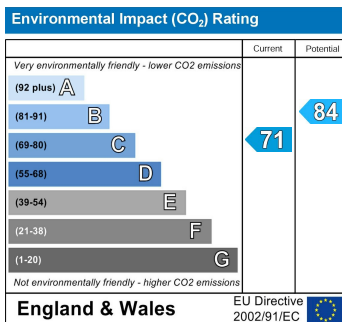
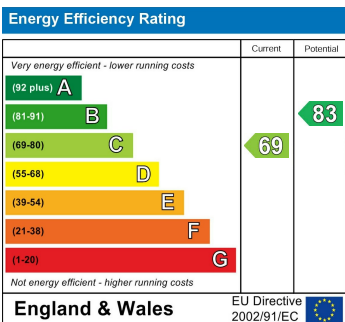
Double glazed window to the rear. Textured ceiling finished with coving. Power points. Panelled radiator. Wood flooring.

Bathroom

Panelled bath with shower over. Low level wc. Wash hand basin. Panelled radiator. Textured ceiling. Extractor fan. Tiled flooring. Double glazed window to the rear.

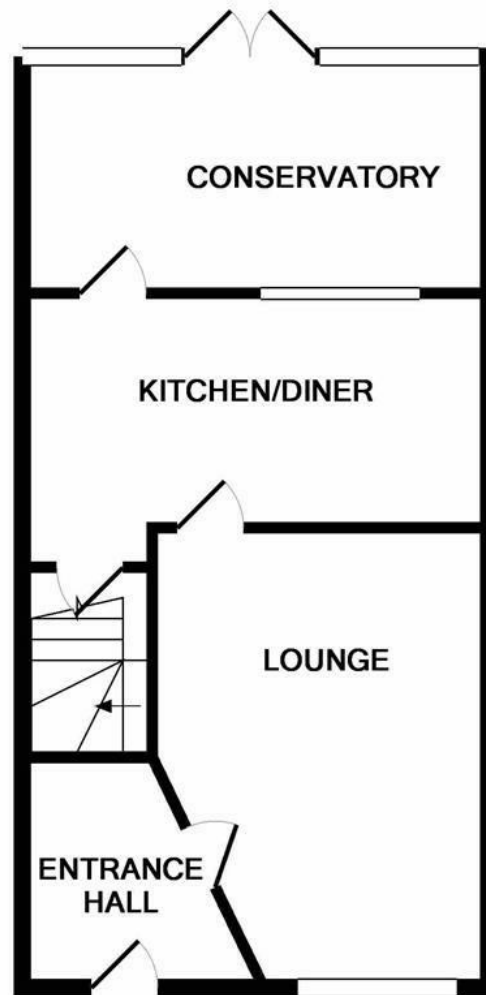
Rear Garden

A generous rear garden over two levels with a top decked seating area and a lower stone chipped area with a selection of mature shrubs and bushes.

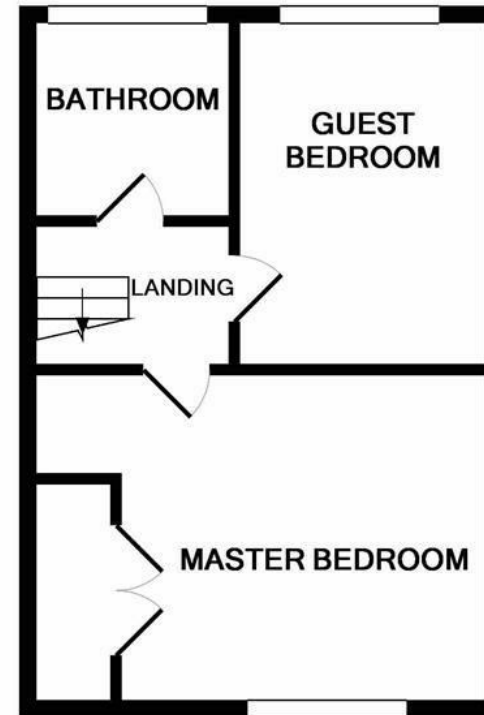








GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
Made with Metropix ©2017