

Selling with us

Property Details Approval Form

15 Nant-Y-Mynydd, Coed-
Y-Cwm, Pontypridd, Mid
Glamorgan, Wales, CF37 3JH

Date: 28 June 2024

Property Ref and Version: PPD306808 - 0004

Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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Price

offers over £180,000

Tenure: Freehold

Key Features

- Council Tax Band - C
- Sought After Location
- Close To Local Amenities
- Off-Road Parking
- Modern Finish Throughout
- Landscaped Garden
- EPC Rating: C

Short Description

A semi-detached house situated in the ever popular Coed-Y-Cwm. Benefitting from off-road parking, landscaped rear garden and modern decoration throughout. An ideal first-time purchase or family home.

Long Description

An ideal first-time purchase or family home situated in the ever popular Nant-Y-Mynydd, Coed-Y-Cwm. A charming property benefitting from off-road parking to the front, a spacious garden to the rear that has been landscaped providing a peaceful space perfect for entertaining and relaxing. Internally, this semi-detached house offers a spacious lounge leading into the kitchen/diner that has a modern finish and benefits from some integrated appliances. Upstairs, there are two generous bedrooms and a modern family bathroom benefitting from a three-piece suite. In prime location, this family friendly estate in Coed-Y-Cwm offers close access to local amenities, transport links and schools making it the perfect spot for any type of buyer.

Directions

Agent Note

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Room Description

Porch

Reception Room

15' 3" max x 11' 5" max (4.65m max x 3.48m max)

Double glazed window to front, ceiling light.

Dining Room

10' 4" max x 8' 7" max (3.15m max x 2.62m max)

Double glazed patio doors to rear, ceiling light.

Kitchen

10' 4" max x 6' max (3.15m max x 1.83m max)

Wall and base units with countertop over, stainless steel sink with drainer, integrated gas hobs and oven, ceiling light, double glazed window to rear.

Stairs To First Floor Landing

Carpeted stairs to first floor landing, ceiling light.

Bedroom 1

11' 1" max x 8' 8" max (3.38m max x 2.64m max)

Double glazed window to rear, ceiling light.

Bedroom 2

9' 2" max x 7' 1" max (2.79m max x 2.16m max)

Double glazed bay window to front, ceiling light.

Bedroom 3

7' 8" max x 6' 1" max (2.34m max x 1.85m max)

Double glazed window to front, ceiling light.

External

To the front, off-road parking for approx one vehicle, steps leading up to front door from driveway and pedestrian footpath. To the rear, a landscaped rear garden.

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Room Description

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Property Images



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Property Images



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Floor Plan



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Approval

	Signature	Date
Charlotte Staveley	C A Staveley	28/06/2024
Mr M. Ogden		