



Dyffryn Gardens, Rhydyfelin Pontypridd

£240,000

- Council Tax Band - B
- Ideal Family Home
- Off-Road Parking
- Spacious Rear Garden
- EPC Rating: E



 3  2  2



About the property

An exciting opportunity to purchase this three-bedroom semi-detached house on Dyffryn Gardens, Rhydyfelin. This modern house tucked away in a cul-de-sac has been finished to an excellent standard throughout finished with modern decoration, kitchen and bathrooms. This property is an ideal family home benefiting from a living room with double doors leading out onto the garden, a separate dining room and kitchen finished to an excellent standard with some integrated appliances and an additional breakfast bar. Upstairs, there are three excellent sized bedrooms and a bathroom comprising a four-piece suite. Externally, the property benefits from an extremely spacious rear garden ideal for entertaining. To the front there is off-road parking for approximately one vehicle.

Entrance Passage Way

Enter via UPVC door into passage way, ceiling light, access to stairs to first floor landing, living room and dining room.

Living Room

14' 10" max x 10' 10" into recess (4.52m max x 3.30m into recess)

Carpeted flooring, spotlights, double glazed patio doors to rear, double glazed window to front.

Dining Room

12' 5" max x 9' 10" max (3.78m max x 3.00m max)

Tiled flooring, ceiling light, double glazed window to front.

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Accommodation

Kitchen

12' 11" max x 10' 2" max (3.94m max x 3.10m max)

Wall and base units with countertop over, integrated appliances, sunk-in sink, induction hobs with extractor fan over, space for fridge/freezer, breakfast bar, access into w/c, double glazed window to rear, tiled flooring.

W/c

5' 9" max x 2' 3" max (1.75m max x 0.69m max)

w/c, double glazed window to side.

Stairs To First Floor Landing

Carpeted stairs to first floor landing.

Bedroom 1

14' 10" max x 10' 11" into recess (4.52m max x 3.33m into recess)

Carpeted flooring, spotlights, built-in storage cupboard, double glazed window to front and rear.

Bedroom 2

12' 5" max x 6' 8" max (3.78m max x 2.03m max)

Carpeted flooring, spotlights, double glazed window to front.

Bedroom 3

9' max x 9' max (2.74m max x 2.74m max)

Carpeted flooring, spotlights, double glazed window to rear.