



17 Church Street, Pontypridd, CF37 3LB

£185,000

360 WALK THROUGH TOUR AVAILABLE

**** Well Presented Family Home ** Three Bedrooms & Attic Room ** Popular Village Location ****

Early viewing advised on this spacious family home in the heart of the village of Ynysybwl, ideally located for local amenities, shops, school, doctors and countryside walks.

Comprising entrance hall, large lounge/diner, modern kitchen with oven, hob & microwave, utility, cloaks/wc, three bedrooms, modern bathroom with separate shower cubicle and a useful attic room (potential for home office, playroom, occasional bedroom).

There is a small forecourt and a good size rear garden with various seating areas, lawn and rear access.

Highly recommended.

Entrance hall



Half glazed entrance door, radiator, laminated wood flooring, coved ceiling, staircase to first floor, understairs storage.

Lounge/Diner 25'3" x 9'9" (7.71 x 2.98)



Double glazed bay window to front, double glazed window to rear, two radiators, coved ceiling, laminated wood flooring, fireplace with flame effect gas fire.

Kitchen 11'10" x 8'10" (3.61 x 2.70)



Fitted with a range of modern, white gloss base and wall cupboards with contrasting worktops and up stands, sink unit and mixer tap, ceramic hob with extractor hood above, electric oven and microwave, chrome heated towel rail, coved ceiling, double glazed window and half glazed door to side.

Utility

Space for washing machine and tumble drier, coved ceiling, chrome heated towel rail, window to rear.

Cloaks/WC

WC, wash hand basin, coved ceiling, part panelled walls, double glazed window to side.

First Floor Landing

Radiator, coved ceiling, staircase to attic room.

Bedroom 1 16'2" x 10'5" (4.93 x 3.19)



Two double glazed windows to front, radiator, coved ceiling.

Bedroom 2 10'11" x 10'7" (3.35 x 3.23)



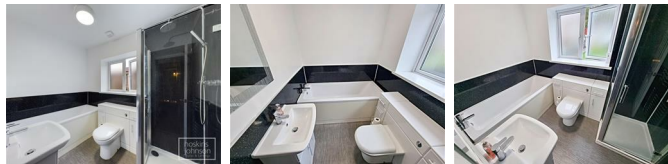
Double glazed window to rear, radiator, laminated wood flooring.

Bedroom 3 12'1" x 6'0" (3.69 x 1.83)



Double glazed window to side, radiator, laminated wood flooring.

Bathroom/WC



Modern suite in white and comprising Panelled bath, wc with concealed cistern, wash hand basin, mains powered shower cubicle, part panelled walls, chrome heated towel rail, double glazed window to rear.

Second Floor Attic Room 15'11" x 13'10" average (4.87 x 4.22 average)



Skylights to front and rear, radiator, eaves storage.

Outside



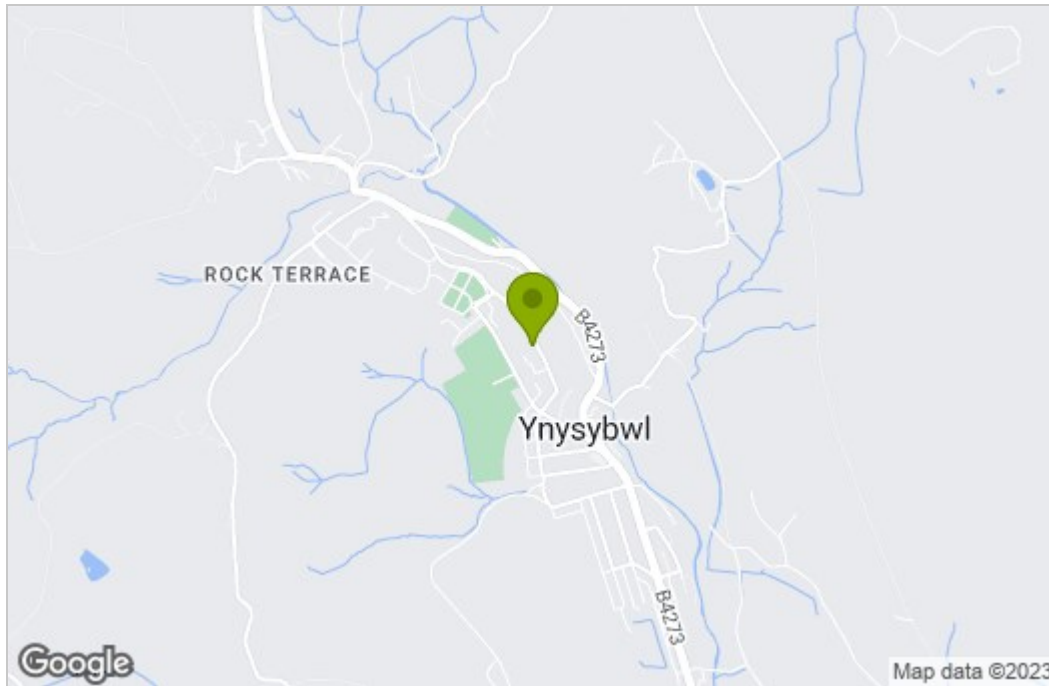
Forecourt with plum slate.

Good size rear garden with paved patio, lawn, decked seating area, slated play area, storage and rear access.

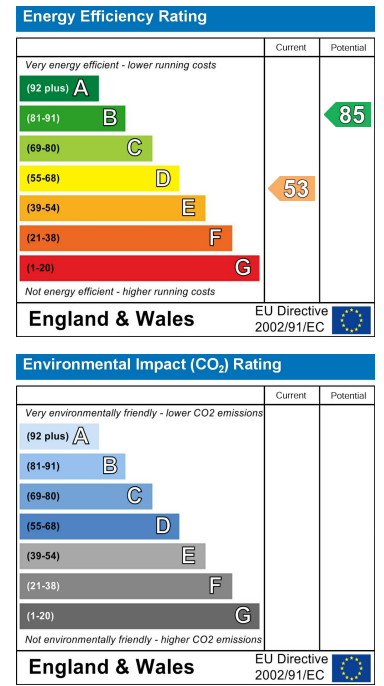
Floor Plan



Area Map



Energy Efficiency Graph



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