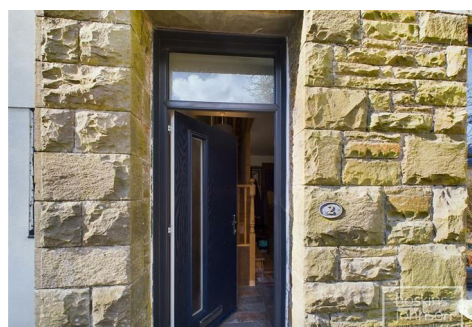




2 Glannant Ynysybwl Road, Pontypridd, CF37 3HG

£335,000

360 WALK THROUGH TOUR AVAILABLE

**** Period Style Extended Semi detached House ** Four Bedrooms ** Double Garage ****

Viewing recommended on this well presented, extended semi detached house.

Offering excellent family accommodation and comprising lounge with feature stone fireplace, dining room, living room, excellent size kitchen/breakfast room with central island, ground floor wc, four bedrooms (master with walk in wardrobe) and family bathroom.

There is a parking area to the front with access to a large double garage, together with front, side and rear gardens. Located on the outskirts of the popular village of Ynysybwl, with shops, school & doctors and minutes from the market town of Pontypridd.

Highly recommended.

Entrance



Double glazed composite entrance door.

Lounge 13'10" x 11'8" (4.22 x 3.58)



Double glazed window to front, radiator, tiled floor, feature stone fireplace with open fire, staircase to first floor, access into dining room with two feature leaded windows.

Dining Room 14'7" x 12'6" (4.46 x 3.83)



Radiator, laminated wood flooring.

Cloaks/WC

WC, wash hand basin, tiled floor.

Living Room 25'2" x 10'10" (7.68 x 3.32)



Three double glazed windows to front, double glazed windows to side and rear, radiator.

Kitchen/Breakfast Room 16'8" x 15'4" (5.09 x 4.69)

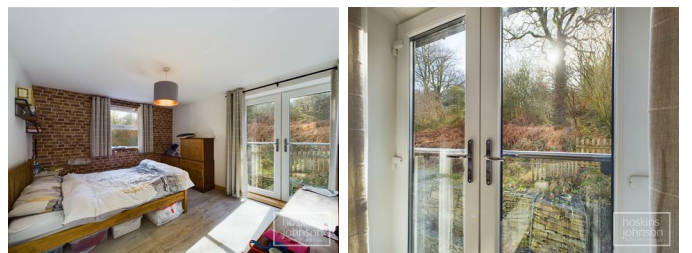


Excellent size kitchen with a range of modern base and wall cupboards with tiled splash backs, porcelain sink, induction hob with extractor hood above, double oven, integral fridge, freezer and dishwasher, large central island/breakfast bar, utility cupboard with space for washing machine and tumble drier, vertical radiator, ceiling spotlights, vaulted ceiling with two skylights, two double glazed windows to side, bi fold doors leading out to the garden.

First Floor Landing

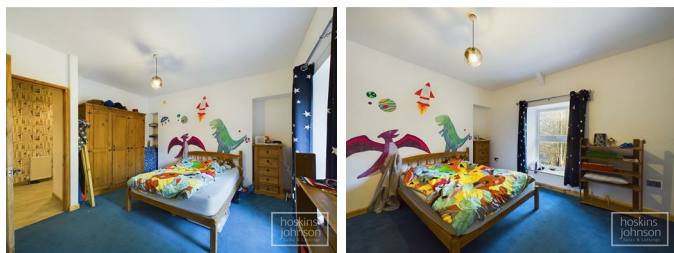
Laminated wood flooring, radiator, attic access.

Bedroom 1 12'7" x 10'11" (3.84 x 3.34)



Double glazed window to front, radiator, laminated wood flooring, french doors to side with Juliet balcony, good size walk in wardrobe.

Bedroom 2 12'9" x 11'6" (3.89 x 3.51)



Double glazed window to front, radiator.

Bedroom 3 8'7" x 7'4" (2.63 x 2.25)



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

Bedroom 4 8'8" x 7'8" (2.66 x 2.34)



Double glazed window to rear, radiator.

Bathroom



Modern suite in white comprising double ended bath, wc, wash hand basin, walk in shower with mains

shower, feature stone wall, radiator, ceiling spotlights, extractor fan, double glazed window to rear.

Outside

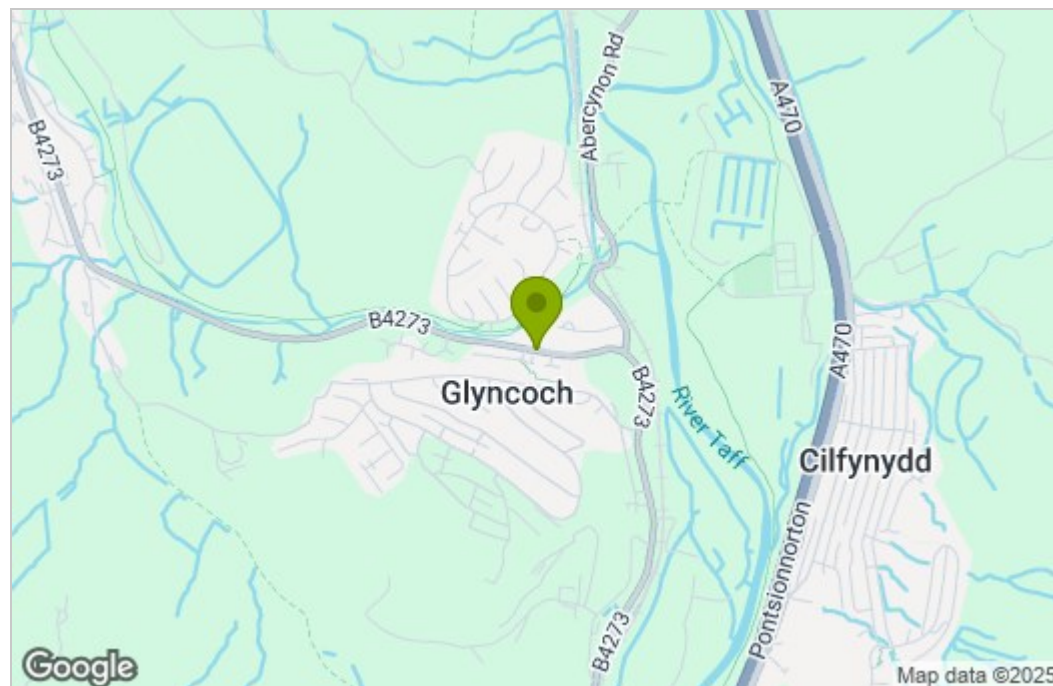


Parking to front with access to detached double garage.

Natural side garden leads onto woodland area.

Rear garden with gravelled area and lawns.

Area Map



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		75	84
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating			
		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	

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