



## 15 Ty-Gwyn Road, Pontypridd, CF37 4AA

Offers In The Region Of £425,000

360 WALK THROUGH TOUR AVAILABLE

\*\* Superb Location \*\* Large Victorian Semi Detached House \*\* Six Bedrooms \*\* Off Road Parking \*\*

A Victorian family residence built in the late 19th century and situated in a superb elevated position on The Common, one of Pontypridd's most desirable residential locations.

The property enjoys panoramic views across the locality and provides generously proportioned accommodation over three storeys, ideal for large or multi-generational families alike.

Comprising entrance porch, hallway, light and airy lounge with wood burner, large living/dining room, conservatory, kitchen, utility room and shower room to the ground floor, four bedrooms, bathroom and separate wc to first floor with two further bedrooms to the second floor.

There is an elevated forecourt and a good size terraced rear garden with the same panoramic views and off road parking for 2-3 vehicles.

Early viewing is strongly recommended.

## Ground Floor

### Entrance Porch

Half glazed entrance door and double glazed windows, quarry tiled floor.

### Hallway



Double glazed window to side, radiator, coved ceiling, wood flooring, staircase to first floor.

### Lounge 14'11" x 12'0" (4.55 x 3.68)



A light and airy main reception room comprising double glazed bay window to front, radiator, coved ceiling, wood flooring, wall mounted wood burner (12 months old)

### Living/Dining Room 14'1" x 11'1" plus 11'1" x 10'7" (4.31 x 3.38 plus 3.39 x 3.25)



An excellent size reception room comprising double glazed window to rear, two radiators, coved ceiling, wood flooring, storage cupboards, double glazed patio doors leading to conservatory.

### Conservatory 13'7" x 7'11" (4.15 x 2.43)



Double glazed french doors and windows overlooking rear garden, radiator, wood flooring.

### Kitchen 12'7" x 12'4" (3.84 x 3.77)

Fitted with a range of base and wall cupboards with tiled splash backs, porcelain sink and mixer tap, gas cooker point with extractor fan above, space for dishwasher, wood flooring, radiator, double glazed window to side.

### Utility Room



Space for washing machine and tumble drier, wall mounted gas combination boiler (approx 3 months old), radiator, wood flooring, double glazed window and half glazed door to side.

### Shower Room

Corner shower cubicle, wc, wash hand basin, radiator, extractor fan.

### First Floor Landing



Staircase to second floor, access to bedrooms and bathroom.

Bedroom 1 14'11" x 11'10" (4.56 x 3.63)



Double glazed bay window to front, radiator, coved ceiling.

Bedroom 2 11'7" x 10'4" (3.55 x 3.16)



Double glazed window to front, radiator, coved ceiling.

Bedroom 3 11'5" x 11'0" (3.49 x 3.37)



Double glazed windows to front and rear, radiator, coved ceiling.

Bedroom 4 9'4" x 8'2" (2.85 x 2.51)



Double glazed window to rear, radiator, coved ceiling, storage cupboard.

Bathroom



White suite comprising P shaped shower bath with shower over, wash hand basin and mixer tap, tiled walls and floor, radiator, double glazed window to rear.

Separate WC

WC, wash hand basin, radiator, tiled floor, double glazed window to side.

Second Floor Landing

Door leading into attic storage, radiator.

### Bedroom 5 12'0" x 7'7" (3.66 x 2.33)



Double glazed window to front, radiator, storage cupboard.

### Bedroom 6 15'6" x 10'0" (4.73 x 3.05)



Double glazed window to side, radiator, attic access, vaulted ceiling.

### Outside



Elevated front garden with side access giving access to a good size terraced rear garden with seating areas, lawns and off road parking area.

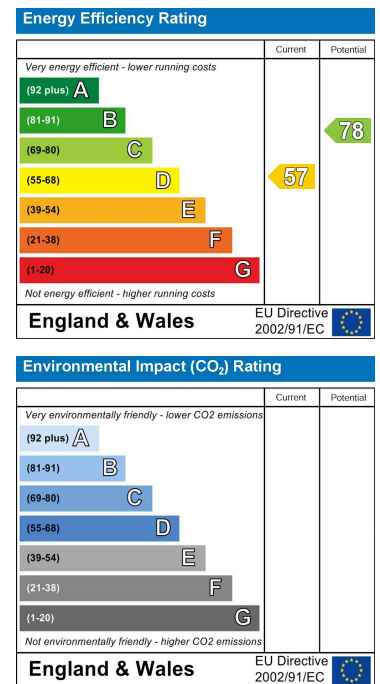
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

22 Market Street, Pontypridd, CF37 2ST

Tel: 01443 404093 Email: [pontypridd@hoskinsjohnson.co.uk](mailto:pontypridd@hoskinsjohnson.co.uk) [www.hoskinsjohnson.co.uk](http://www.hoskinsjohnson.co.uk)