



## **Ty Henley Paget Street, Pontypridd, CF37 3LF**

**£249,950**

360 WALK THROUGH TOUR AVAILABLE

**\*\* Modern, Detached Family Home \*\* Four Bedrooms \*\* Two En-Suite Shower Rooms \*\***

Early viewing is recommended on this well presented family home, located in the popular village of Ynysybwl, close to amenities, local shops, school, bus route, doctors and country walks.

Comprising entrance hall, cloaks/wc, lounge, kitchen/diner with range cooker and space for table & chairs, utility, three bedrooms on the first floor, en-suite and family bathroom, with a master suite and en-suite shower room to the top floor.

There is a courtyard and rear garden together with double glazing and gas central heating (combination boiler).

Offered with no onward chain.

Recommended.



### Entrance Hall



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

### Cloaks/WC

WC, wash hand basin, radiator, wood flooring, double glazed window to side.

### Lounge 16'0" x 9'10" (4.90 x 3.02)



Double glazed french doors and window to rear, radiator, coved ceiling, wood flooring, wall mounted electric heater.

### Kitchen/Diner 16'2" x 6'5" plus 11'0" x 10'1" (4.93 x 1.98 plus 3.37 x 3.09)



Excellent size kitchen/diner with ample space for table and chairs with solid wood base and wall cupboards with tiled splash backs, single drainer sink unit and mixer, gas/electric range cooker with extractor hood above, integral dishwasher, two radiators, coved ceiling, tiled floor, two double glazed windows to front, double glazed window to side.

### Utility Room 7'6" x 4'10" (2.31 x 1.48)



Base and wall storage cupboards, wall mounted gas combination boiler, space for washing machine and tumble drier, radiator, tiled floor, double glazed window to side.

### First Floor Landing



Double glazed window to side, radiator, coved ceiling, staircase to second floor.

### Bedroom 2 16'2" x 9'3" (4.95 x 2.84)



Two double glazed windows to rear, radiator, coved ceiling, laminated wood flooring.

### En-Suite Shower Room

Tiled mains shower cubicle, wc, wash hand basin, chrome heated towel rail, extractor fan, double glazed window to side.

Bedroom 3 14'7" x 8'7" (4.45 x 2.62)



Double glazed window to front, radiator, coved ceiling, laminated wood flooring.

Bedroom 4 11'0" x 7'2" (3.36 x 2.19)



Double glazed window to front, radiator, coved ceiling, laminated wood flooring.

Bathroom



Modern fitted bathroom in white and comprising

whirlpool bath with shower mixer tap, wc, circular glass wash hand basin and vanity unit, part tiled walls, chrome heated towel rail, coved ceiling, double glazed window to side.

Second Floor Landing

Airing cupboard with radiator.

Master Suite 16'11" x 9'5" (5.17 x 2.88)



Skylights to front and rear, radiator, laminated wood flooring, storage cupboards.

En-Suite Shower Room



Tiled shower cubicle, wc, wash hand basin, chrome heated towel rail, extractor fan.

Outside



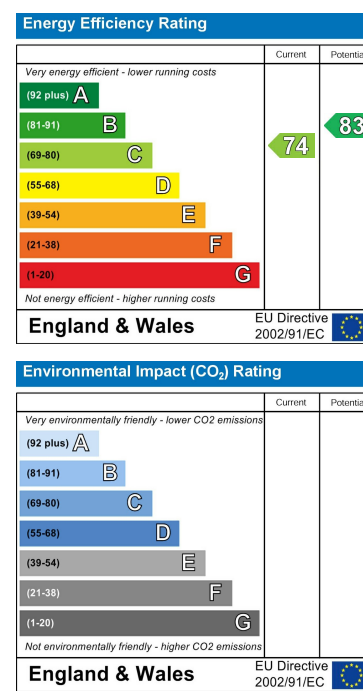
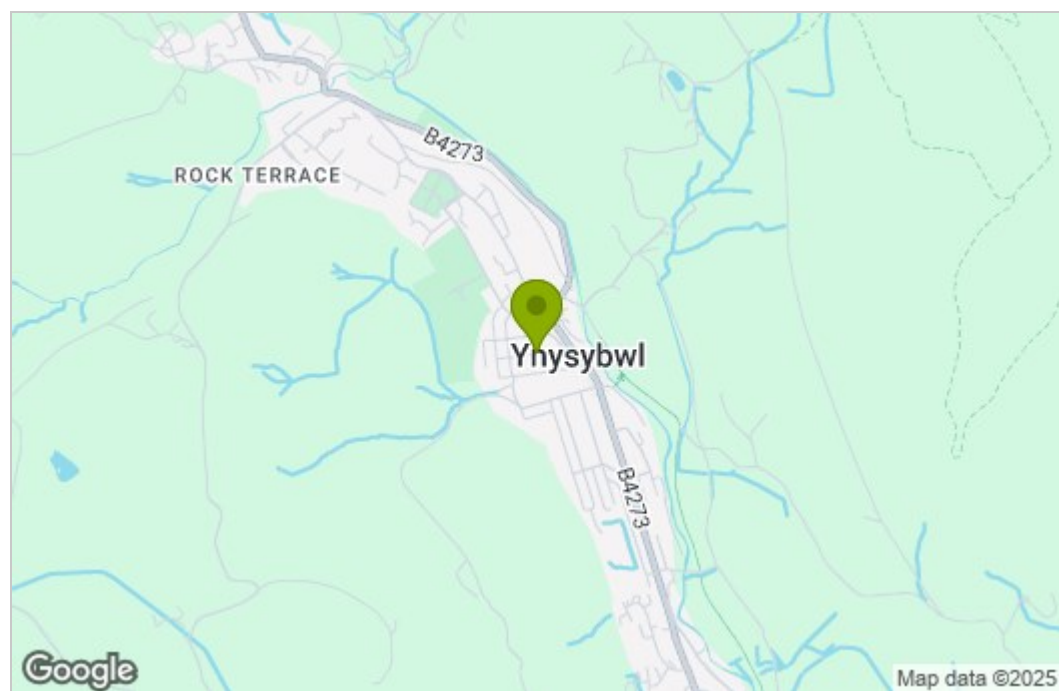
Brick pavia courtyard giving access to rear garden with brick pavia seating area, raised deck and storage shed.



## Floor Plan



## Area Map



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.

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