



## 5 Ynys Hir, Pontypridd, CF37 3JF

**£255,000**

360 WALK THROUGH TOUR AVAILABLE

**\*\* Popular Residential Development \*\* Four Bedrooms \*\* Off Road Parking \*\***

A modern semi detached house located on the popular Coed Y Cwm development.

Comprising entrance hall, cloaks/wc, lounge, living room, dining room, open plan kitchen with oven & hob, conservatory, four bedrooms and family bathroom.

There is off road parking for 2 vehicles together with a paved, terraced garden.

An ideal family home.

Recommended.

## Entrance Hall



Double glazed entrance door, radiator, coved ceiling, wood effect tiled floor, staircase to first floor.

## Cloaks/WC

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

## Lounge 14'9" x 10'1" (4.52 x 3.09)



Double glazed window to front, radiator, coved ceiling, fireplace with flame effect electric fire.

## Living Room 15'8" x 8'0" (4.80 x 2.44)



Double glazed patio doors to front, radiator, coved ceiling, laminated wood flooring, storage cupboard.

## Dining Room 10'1" x 8'11" (3.09 x 2.72)



Radiator, coved ceiling, wood effect tiled flooring, open plan to kitchen.

## Conservatory 10'8" x 8'10" (3.26 x 2.71)



Double glazed windows and door leading to the garden, tiled floor, radiator.

## Kitchen 7'11" x 7'8" (2.42 x 2.36)



Fitted with a range of matching base and wall cupboards with tiled splash backs, single drainer sink unit, gas hob with extractor hood above, electric oven, space for washing machine, wall mounted gas central heating boiler, wood effect tiled flooring, double glazed window to rear.

## First Floor Landing



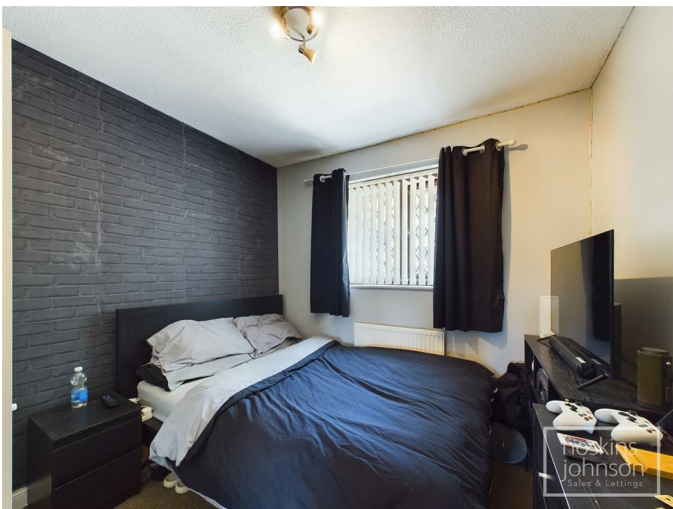
Attic access, airing cupboard.

## Bedroom 1 13'10" x 10'7" (4.23 x 3.25)



Double glazed window to front, radiator.

## Bedroom 2 9'2" x 9'0" (2.80 x 2.76)



Double glazed window to rear, radiator.

## Bedroom 3 8'10" x 7'10" (2.71 x 2.40)



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

## Bedroom 4 9'5" x 6'8" max (2.89 x 2.04 max)



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

## Bathroom/WC



White three piece suite comprising panelled bath with electric shower, wc, wash hand basin, tiled walls, laminated wood flooring, chrome heated towel rail, double glazed window to side.

## Outside



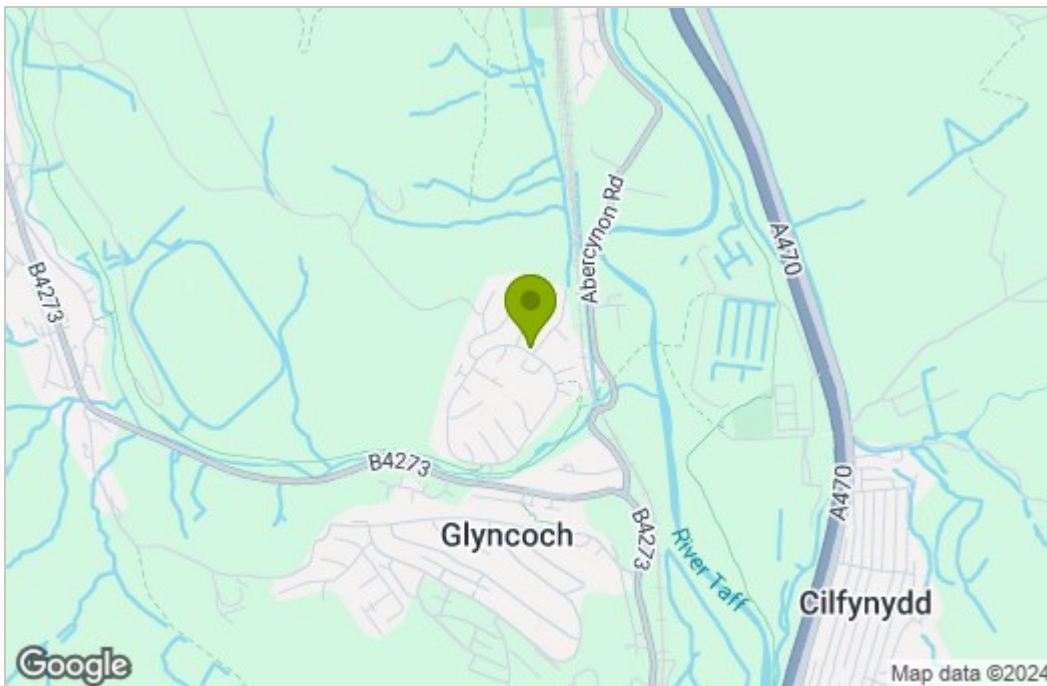
Off road parking for 2 vehicles to the front.

Side pedestrian access leads to a paved, terraced rear garden with flower borders.

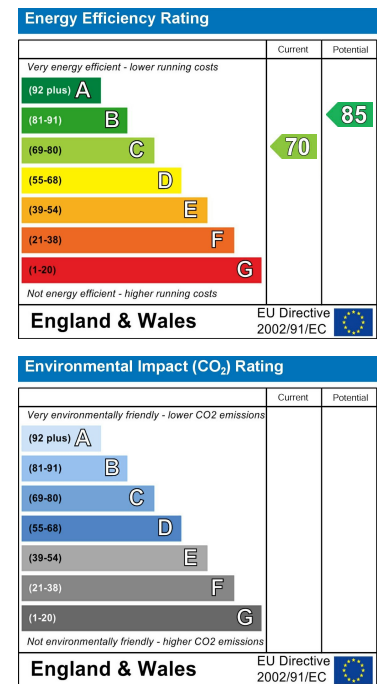
## Floor Plan



## 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)