



## 50 Dan-Y-Cribyn, Pontypridd, CF37 3ET

**£110,000**

360 WALK THROUGH TOUR AVAILABLE

Welcome to this charming end terrace house located in Dan-Y-Cribyn, Ynysybwl. This delightful property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With three cosy bedrooms, there's plenty of space for the whole family to unwind and make themselves at home.

The house features a first floor bathroom and ground floor wc, ensuring convenience and comfort for all residents. The well-presented interior is sure to impress, offering a warm and inviting atmosphere from the moment you step inside. The sitting room/home office provides a versatile space that can be tailored to suit your lifestyle, whether you work from home or simply need a quiet area to read and relax.

One of the highlights of this property is the attractive rear garden, ideal for enjoying a morning coffee or hosting summer barbecues with friends and family. Imagine creating beautiful memories in this lovely outdoor space, surrounded by greenery and tranquillity.

### Entrance

Double glazed entrance door, laminated wood flooring.

### Cloaks/WC

WC, wash hand basin, radiator, coved ceiling, tiled walls, wood effect vinyl tiled flooring, double glazed window to front.

### Kitchen



Fitted with modern, white base and wall cupboards with tiled splash backs, stainless steel sink unit, ceramic hob and electric oven, space for washing machine and fridge/freezer, concealed gas combination boiler, laminated wood flooring, coved ceiling, double glazed window to front.

### Lobby



Double glazed window to front, radiator, laminated wood flooring, staircase to first floor, understairs storage.

### Lounge/Diner



Double glazed window to rear, radiator, coved ceiling, feature tiled fireplace.

### Sitting Room/Home Office



Double glazed window and half glazed door to rear, radiator, coved ceiling.

### First Floor Landing

Double glazed window to front, attic access, storage cupboard.

### Bedroom 1



Double glazed window to rear, radiator, coved ceiling, built in wardrobe.

### Bedroom 2



Double glazed window to rear, radiator.

### Bedroom 3



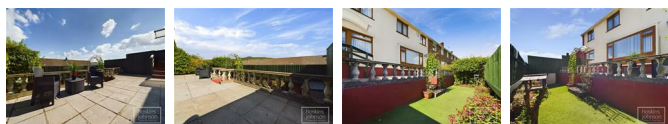
Double glazed window to rear, radiator, built in wardrobe.

### Bathroom



White three piece suite comprising panelled bath with mains shower, wc, wash hand basin, part tiled walls, wood effect vinyl tiled flooring, radiator, double glazed window to front.

### Outside



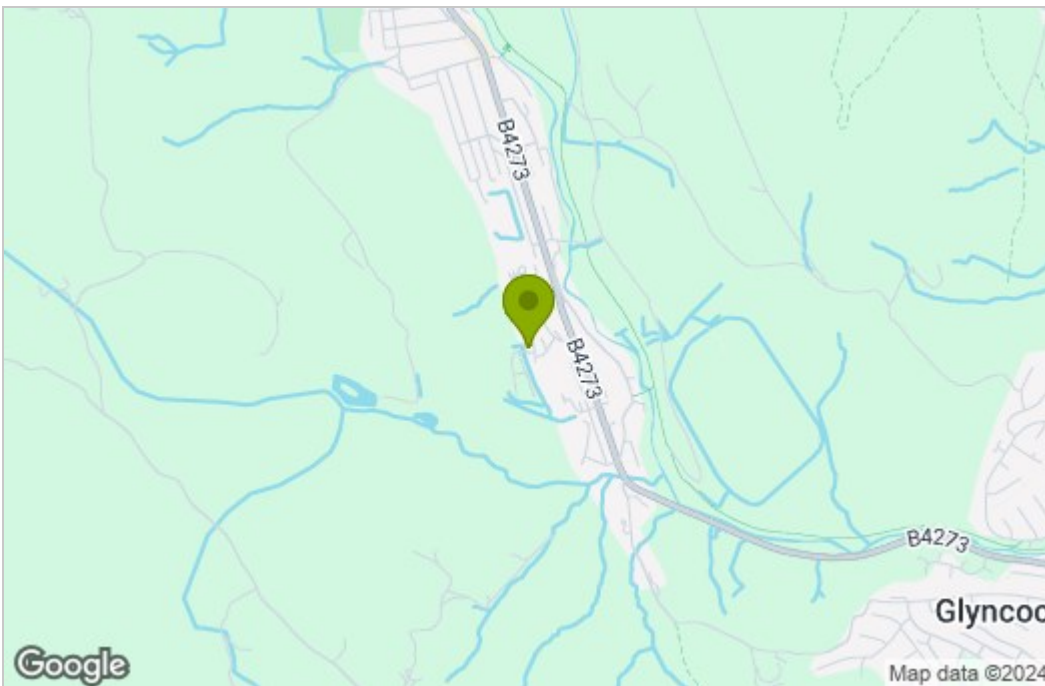
Paved forecourt.

Sunny, well presented rear garden with paved patio and artificial grassed area.

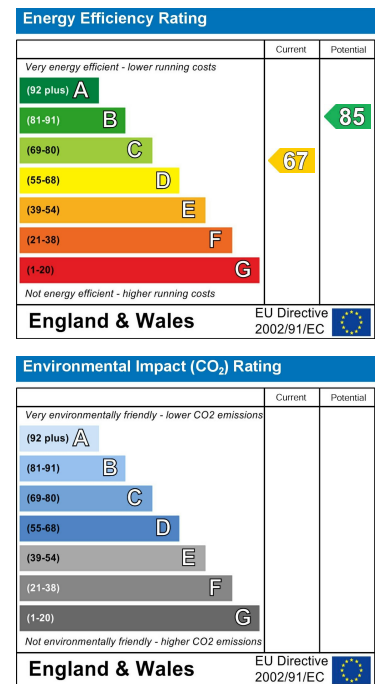
## Floor Plan



## Area Map



## Energy Efficiency Graph



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