

22 Lanwern Road, Pontypridd, CF37 1EQ

£220,000

360 WALK THROUGH TOUR AVAILABLE - TAKE A LOOK NOW

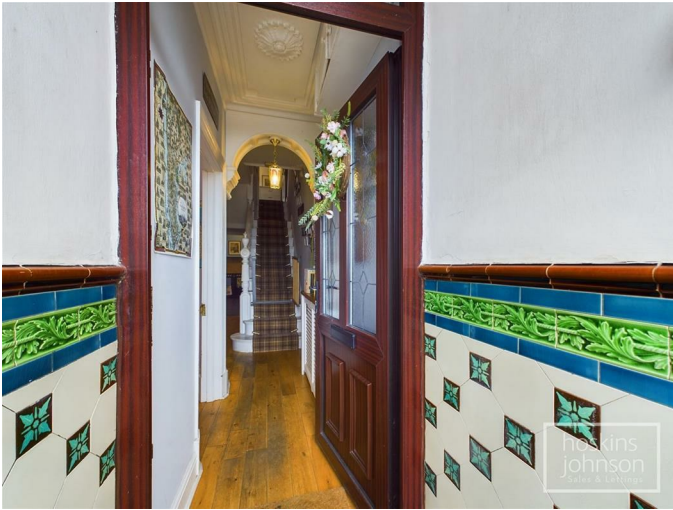
Welcome to this charming terraced house on Lanwern Road in Maesycod! This delightful property boasts a bay front, adding character and curb appeal to the home.

As you step inside, you'll find a well-maintained interior featuring three cosy bedrooms, perfect for a growing family or those in need of extra space. Additionally, the attic room provides a versatile area that can be transformed to suit your needs - whether it be a home office, playroom, or guest bedroom.

The property includes a bathroom and shower room for your convenience, ensuring that your daily routines are met with ease. Outside, the decked garden offers a lovely outdoor space to relax and entertain, while the small garage/workshop/gym provides endless possibilities for usage - whether it's for storage, DIY projects, or staying active without leaving the comfort of your home.

Situated in a popular location, this home offers not just a place to live, but a community to be a part of. With amenities, schools, and transport links nearby, this property provides both comfort and convenience for its residents.

Open Porch



Original part tiled walls, tiled floor.

Hallway



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

Dining Room 13'0" x 9'6" (3.98 x 2.90)



Double glazed bay window to front, radiator, coved ceiling and picture rail, wood flooring, fireplace with coal effect fire.

Lounge 15'9" x 10'6" (4.82 x 3.21)



Double glazed french doors leading out to the garden, radiator, coved ceiling, feature fireplace, laminated wood flooring.

Kitchen 12'11" x 10'7" (3.96 x 3.24)



Fitted with matching base and wall cupboards with tiled splash backs, porcelain sink and pull out mixer tap, electric cooker point, space for dishwasher, radiator, coved ceiling, tiled floor, double glazed window to side.

Utility Room

Space for washing machine and tumble drier, storage cupboard, radiator, ceiling spotlights, tiled floor, half glazed door to rear.

Shower Room



Recently refitted with tiled mains shower cubicle, wc, wash hand basin, tiled walls and floor, ceiling spotlights, extractor fan, double glazed window to side.

First Floor Landing



Staircase to attic room.

Bedroom 1 16'10" x 10'6" max (5.15 x 3.22 max)



Two double glazed windows to front, radiator, laminated wood flooring, storage cupboard, feature fireplace.

Bedroom 2 10'0" x 9'9" (3.06 x 2.98)



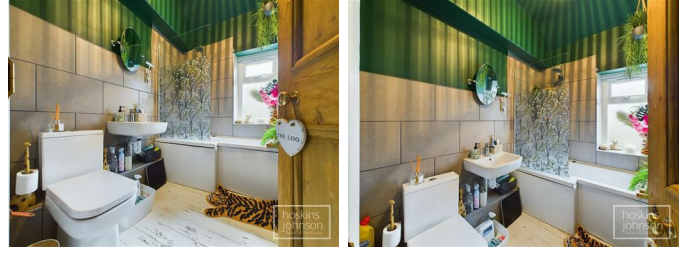
Double glazed window to rear, radiator, laminated wood flooring, feature fireplace.

Bedroom 3 10'9" x 7'4" (3.28 x 2.26)



Double glazed window to rear, radiator, laminated wood flooring, storage cupboard with gas combination boiler.

Bathroom



Modern three piece suite in white comprising P shaped shower bath with shower mixer taps, wc, wash hand basin, part tiled walls, chrome heated towel rail, wood flooring, double glazed window to side.

Attic Room 15'4" x 14'2" (4.68 x 4.33)



Skylights to front and rear, wood flooring, access into further storage space.

Outside



Paved forecourt with wrought iron dwarf fencing and gate.

Indian sandstone paved courtyard with steps to a decked seating area and small garage/workshop/gym with up and over door (not suitable for a car but ideal for motorbikes).

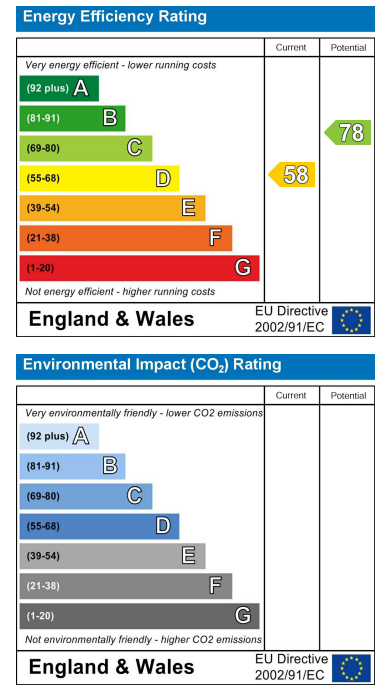
Floor Plan



Area Map



Energy Efficiency Graph



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