



## 17 Ynyscwrwg Road, Pontypridd, CF37 5AP

**£255,000**

360 WALK THROUGH TOUR AVAILABLE NOW

Nestled on Ynyscwrwg Road in the charming town of Pontypridd, this semi-detached house presents an ideal opportunity for families seeking a spacious and comfortable home.

Boasting four well-proportioned bedrooms, this property is designed to accommodate the needs of a growing family.

Upon entering, you will find two inviting reception rooms that offer versatile spaces for relaxation and entertainment. The heart of the home is the excellent-sized living/kitchen/diner, which provides ample room for a dining table, making it perfect for family meals and gatherings. The layout encourages a warm and welcoming atmosphere, ideal for both everyday living and special occasions.

The property is conveniently located just minutes away from local shops and schools, ensuring that all essential amenities are within easy reach. This prime location not only enhances the convenience of daily life but also adds to the appeal of the home for families with children.

With its generous living spaces and proximity to local facilities, this semi-detached house is a fantastic choice for those looking to settle in a vibrant community. Whether you are a first-time buyer or seeking a family home, this property offers the perfect blend of comfort and practicality. Do not miss the chance to make this delightful house your new home.

### Entrance Porch

Panelled entrance door, double glazed windows to front & side, tiled floor.

### Hallway



Half glazed door, radiator, coved ceiling, laminated wood flooring, understairs storage, staircase to first floor, wood effect vinyl strip flooring.

### Lounge



Double glazed bay window to front, radiator, coved ceiling, wall mounted electric fire.

### Study/Playroom



Double glazed window to side, radiator, coved ceiling with spotlights, storage cupboard.

### Living/Kitchen/Diner



An excellent size space with white gloss base and wall cupboards with tiled splash backs, stainless steel sink unit, gas/electric cooker, space for washing machine, radiator, coved ceiling, wood effect vinyl strip

flooring, two double glazed windows to rear, half glazed door to side.

### First Floor Landing

Coved ceiling, attic access.

### Bedroom 1



Double glazed window to front, radiator, coved ceiling.

### En-Suite Shower Room

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

### Bedroom 2



Double glazed window to front and side, radiator, coved ceiling.

### Bedroom 3



Double glazed window to rear, radiator, coved ceiling.

## Bedroom 4



Double glazed window to rear, radiator, coved ceiling, airing cupboard with gas combination boiler.

## Bathroom



White three piece suite comprising panelled bath with shower mixer taps, wc, wash hand basin, tiled floor, radiator, double glazed window to rear.

## Outside

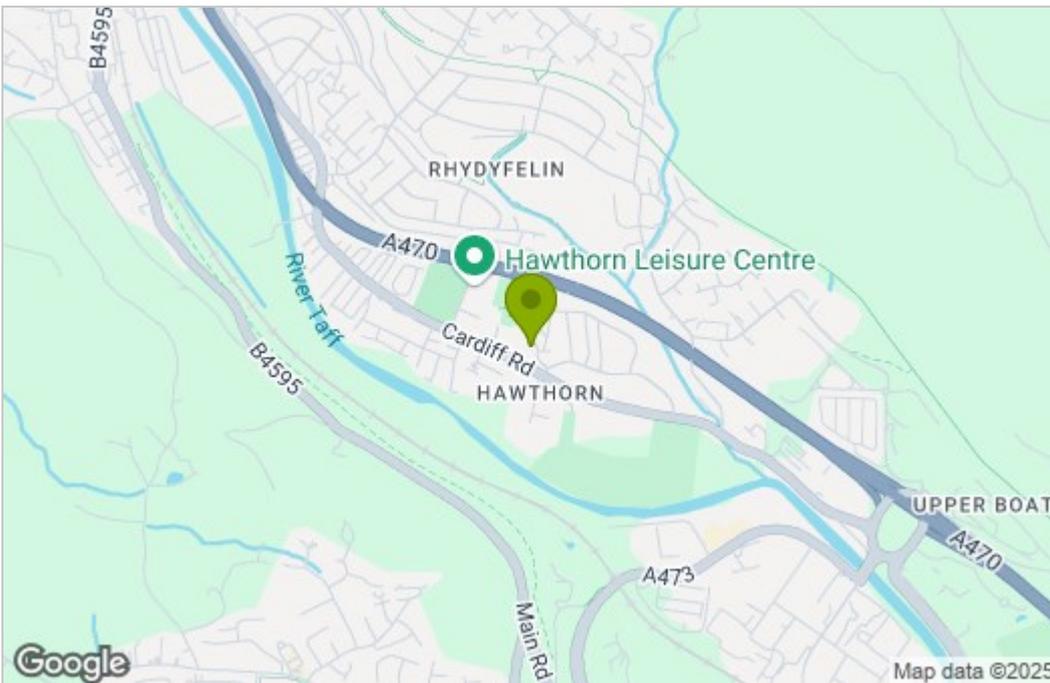


Wall enclosed laned front garden.  
Side access leads into a lawned rear garden.

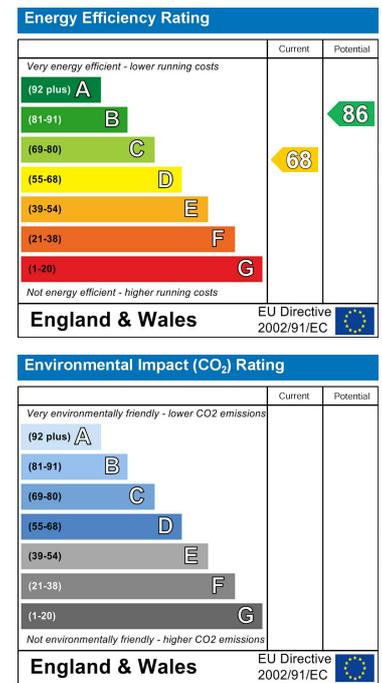
# Floor Plan



# Area Map



# Energy Efficiency Graph



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