



12 Llys Corrwg, Pontypridd, CF37 5EJ

£250,000

**** Ideal Family Home ** Four Bedrooms ** Double Garage ** Freehold on Completion ****

Occupying a corner plot on this small, popular residential development.

Within minutes of many amenities, including shops, schools and main roads.

Comprising entrance hall, cloaks/wc, lounge, dining room, kitchen/breakfast room with oven & hob, four bedrooms, en-suite shower room to master bedroom and family bathroom.

There are gardens on the front & rear together with double garage and driveway to side.

An excellent opportunity for families.

Entrance Hall



Double glazed entrance door and side panel, radiator, coved ceiling, staircase to first floor.

Cloaks/WC

WC, wash hand basin, radiator.

Lounge 18'0" x 11'10" (5.50 x 3.62)



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

Dining Room 12'4" x 11'1" (3.78 x 3.40)



Double glazed patio doors leading to rear garden, radiator, coved ceiling.

Kitchen/Breakfast Room 13'5" x 11'1" max (4.11 x 3.39 max)



Fitted with a range of base and wall cupboards with tiled splash backs, stainless steel sink unit, five burner gas hob and double oven with extractor hood above, integral washing machine, wall mounted modern gas combination boiler, radiator, coved ceiling, tiled floor,

double glazed window to rear, double glazed door to side.

First Floor Landing

Double glazed window to side, coved ceiling, storage cupboard.

Bedroom 1 12'4" x 11'8" (3.76 x 3.58)



Double glazed window to front, radiator, coved ceiling, fitted wardrobes.

En-Suite Shower Room

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

Bedroom 2 13'4" x 10'2" (4.08 x 3.12)



Double glazed window to front, radiator, coved ceiling.

Bedroom 3 10'2" x 9'7" (3.11 x 2.93)



Double glazed window to rear, radiator, coved ceiling.

Bedroom 4 9'4" x 8'0" (2.87 x 2.44)



Double glazed window to rear, radiator, coved ceiling.

Bathroom



Comprising panelled bath with shower mixer taps, wc, wash hand basin, bidet, tiled walls, radiator, double glazed window to side.

Outside



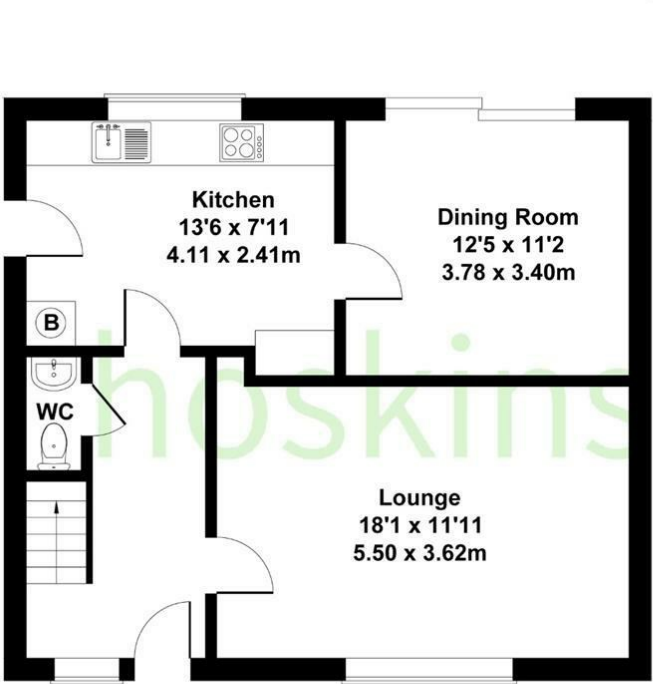
Lawned front garden.

Double driveway to side providing off road parking and giving access to double garage.

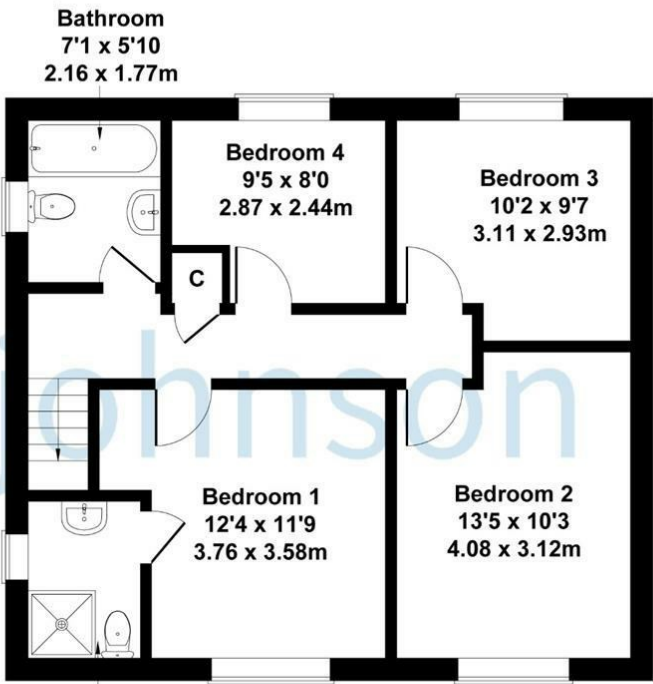
Rear garden with paved seating area and lawns.

12 Lllys Corrwg, Rhydyfelin

Approximate Gross Internal Area
1238 sq ft - 115 sq m

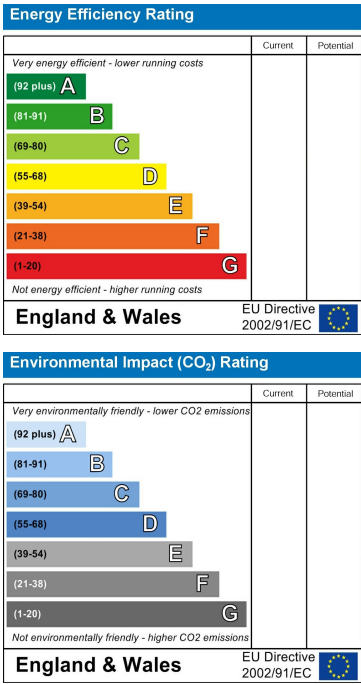
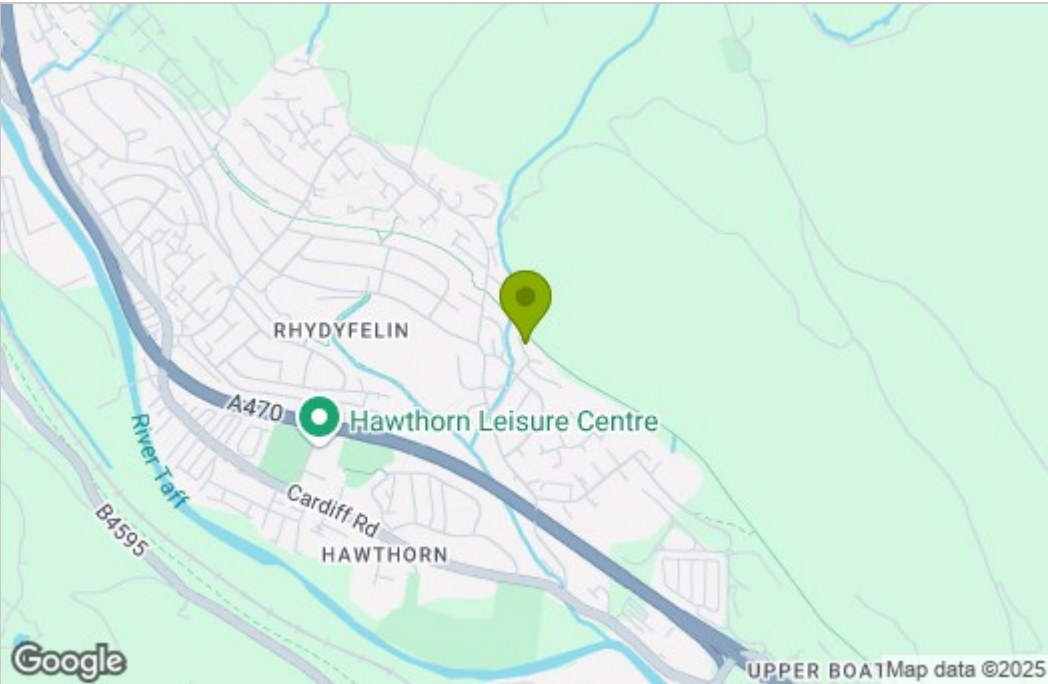


GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2025
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