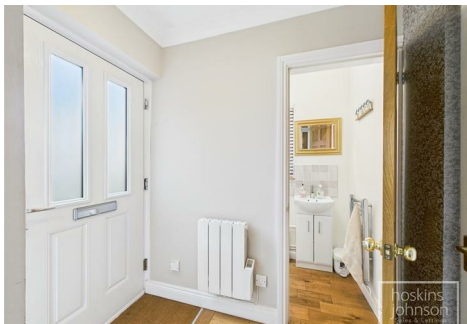




6 Lon Helygen, Pontypridd, CF37 3EQ

£325,000

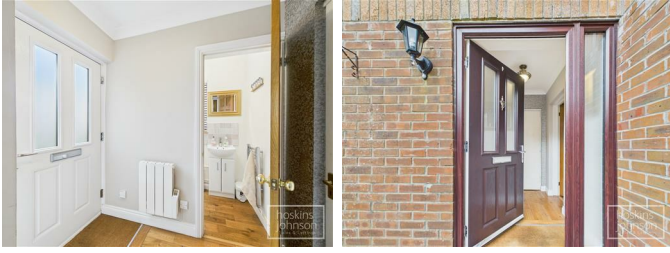
Nestled in the charming area of Coed-Y-Cwm, this immaculate detached family home offers a perfect blend of modern living and spacious comfort. With four well-proportioned bedrooms, this property is ideal for families seeking a welcoming environment. The house boasts two inviting reception rooms, providing ample space for relaxation and entertaining guests.

The modern kitchen is a highlight of the home, designed to meet the needs of contemporary family life. It is both functional and stylish, making it a delightful space for culinary creations. The property also features two bathrooms & a ground floor wc, ensuring convenience for all family members.

Set within a popular residential development, this home benefits from a large garden, perfect for outdoor activities and family gatherings. The drive & garage offers parking for two vehicles, adding to the practicality of this splendid residence.

This modern detached house is not just a home; it is a lifestyle choice, offering comfort, space, and a sense of community in a desirable location. Whether you are looking to settle down or invest in a family-friendly property, this home is sure to impress.

Entrance Hall



Double glazed entrance door, wall mounted heater, wood flooring, coved ceiling, door to garage.

Cloaks/WC



WC, wash hand basin, chrome heated towel rail, wood flooring, double glazed window to front.

Lounge 16'6" x 13'8" (5.03 x 4.18)



Double glazed window to front, radiator, coved ceiling, wood flooring, fireplace with log/flame effect electric fire, staircase to first floor.

Dining Room 13'5" x 9'8" (4.11 x 2.96)



Double glazed patio doors leading out to the rear garden, radiator, coved ceiling, wood flooring.

Kitchen 11'5" x 9'7" (3.49 x 2.94)



Fitted with a range of modern, cream base and wall cupboards with contrasting work tops and splash backs, stainless steel sink, 5 burner gas hob with extractor hood, electric double oven, integral dishwasher, radiator, wood flooring, double glazed window to rear.

Utility Room 7'8" x 4'11" (2.36 x 1.50)



Fitted with cream base and wall cupboards to match kitchen, space for washing machine, integral fridge and freezer, radiator, wood flooring, half glazed door to rear.

First Floor Landing

Coved ceiling, attic access, walk in airing cupboard with wall mounted gas combination boiler.

Bedroom 1 13'9" x 10'0" (4.21 x 3.07)



Double glazed window to front, radiator, coved ceiling.

En-Suite Shower Room



Modern three piece suite in white, comprising tiled shower cubicle, wc, wash hand basin and vanity unit, heated towel rail, tiled walls, tiled floor, skylight.

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



Double glazed window to rear, radiator, coved ceiling.

Bedroom 3 17'0" x 7'10" (5.19 x 2.40)



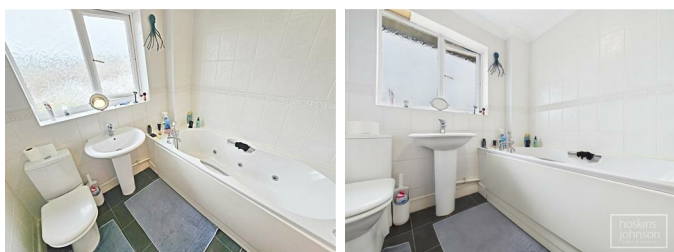
Double glazed window to front, radiator, coved ceiling.

Bedroom 4 7'11" x 6'10" (2.42 x 2.09)



Double glazed window to rear, radiator.

Bathroom



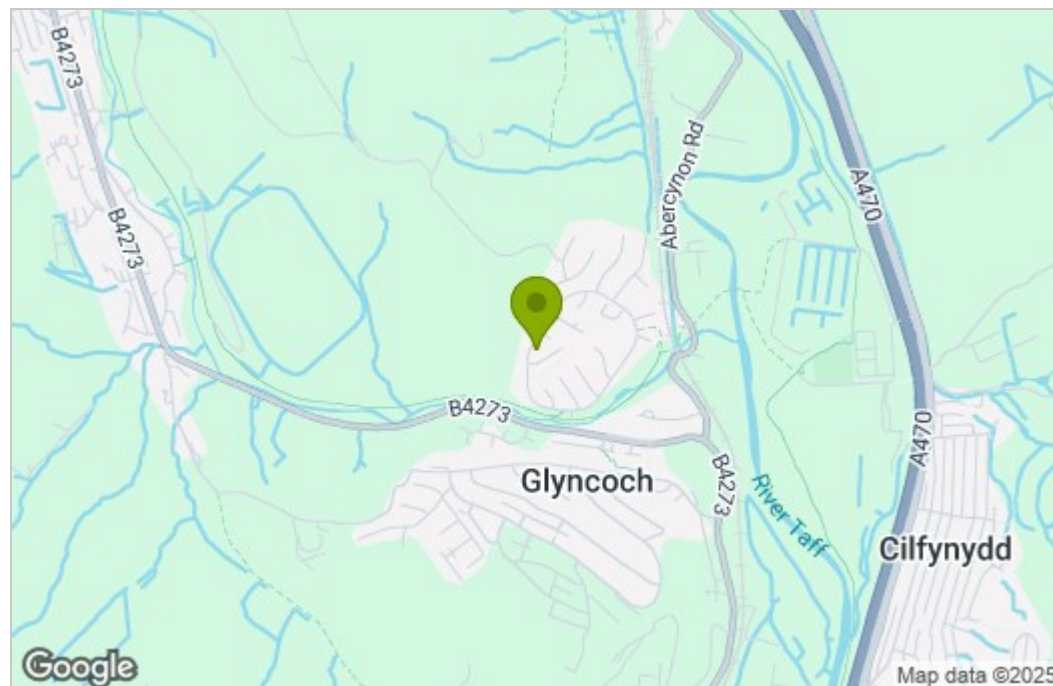
Three piece suite in white, comprising Jacuzzi bath with mixer taps, wc, wash hand basin, part tiled walls, tiled floor, chrome heated towel rail, double glazed window to rear.

Outside



Lawned front garden with driveway giving access to integral garage with power, light and electric door. Side access leads to a good size garden with large brick pavia patio and lawn.

Area Map



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		64	80
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating			
		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	

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