









# 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







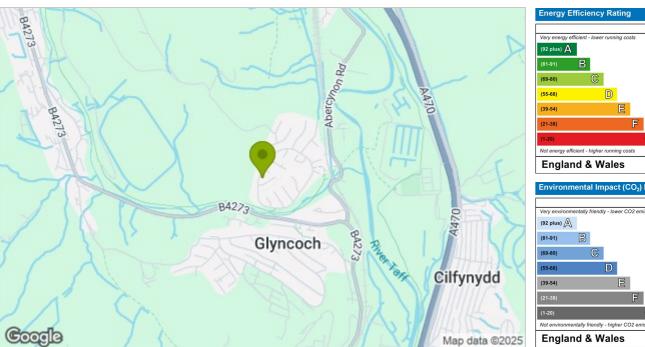


Lawned front garden with driveway giving access to integral garage with power, light and electric door. Side access leads to a good size garden with large brick pavia patio and lawn.

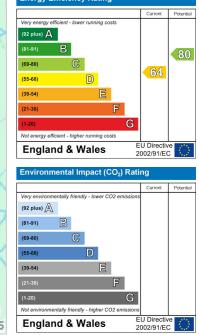
### Floor Plan



## Area Map



# **Energy Efficiency Graph**



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