



24 Golygfa'r Eglwys, Pontypridd, CF37 1JL

£325,000

Nestled in the charming area of Golygfa'r Eglwys, Maesycloed, this well-presented modern detached family home offers a delightful blend of comfort and style. With a spacious lounge & open plan dining area this property provides ample space for both relaxation and entertaining, making it an ideal choice for families or those who enjoy hosting guests.

The heart of the home is the generously sized fitted kitchen/diner, which comes equipped with modern appliances, perfect for culinary enthusiasts and family gatherings. The kitchen flows seamlessly into the dining area, creating a warm and inviting atmosphere for mealtimes.

This residence boasts three well-proportioned bedrooms, including a master bedroom complete with an en-suite shower room, ensuring privacy and convenience. The additional family bathroom is thoughtfully designed, catering to the needs of the household.

Outside, the property features parking for two vehicles, on both the drive & in the garage, a valuable asset in today's busy world. The front of the house is well-maintained, enhancing the overall appeal of this lovely home.

Entrance Porch



Modern composite entrance door, double glazed window to side, radiator, coved ceiling, laminated wood flooring.

Lounge 15'11" x 11'0" (4.87 x 3.37)



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

Kitchen/Diner 19'10" x 9'7" (6.05 x 2.93)



Attractive fitted kitchen/diner with a range of modern base and wall cupboards with copper splash backs and laminated wood effect work tops, stainless steel sink unit, gas hob and electric oven with extractor hood above, integral fridge, freezer, washing machine and dishwasher, built in wine rack, two radiators, coved ceiling, understairs storage cupboard, ample space for table and chairs, double glazed french doors and window to rear, half glazed door to side.

Cloaks/WC



WC, wash hand basin, radiator, coved ceiling, tile effect vinyl flooring, double glazed window to side.

First Floor Landing



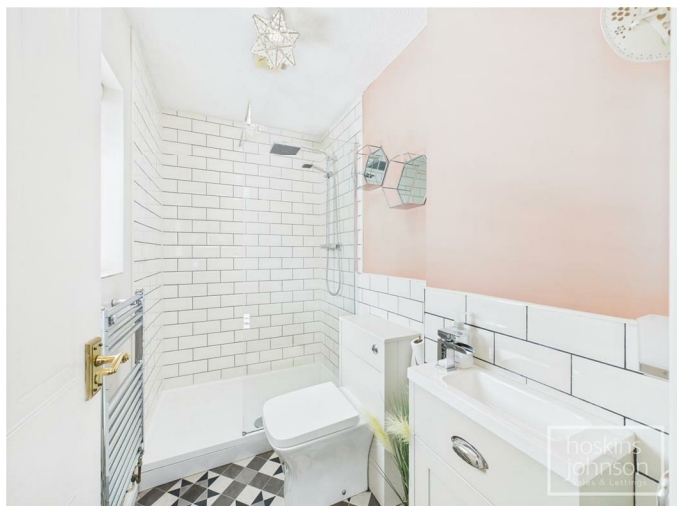
Double glazed window to side, airing cupboard, attic access, radiator.

Bedroom 1 12'5" x 11'9" (3.79 x 3.60)



Double glazed window to rear, radiator, built in double wardrobe.

En-Suite Shower Room



Modern, refitted suite comprising large walk in tiled shower with rainfall shower and hand held attachment, wc, wash hand basin, part tiled walls, chrome heated towel rail, tile effect vinyl flooring, double glazed window to rear.

Bedroom 2 10'8" x 9'8" (3.27 x 2.97)



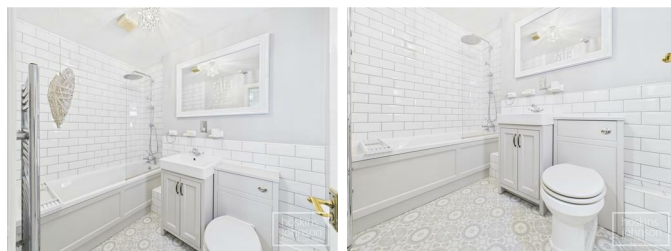
Double glazed window to front, radiator.

Bedroom 3 9'8" x 8'10" (2.97 x 2.71)



Double glazed window to front, radiator.

Bathroom



Lovely modern fitted bathroom suite comprising panelled bath with rainfall shower head and hand held attachment, wc, wash hand basin, part tiled walls, chrome heated towel rail, double glazed window to side.

Outside

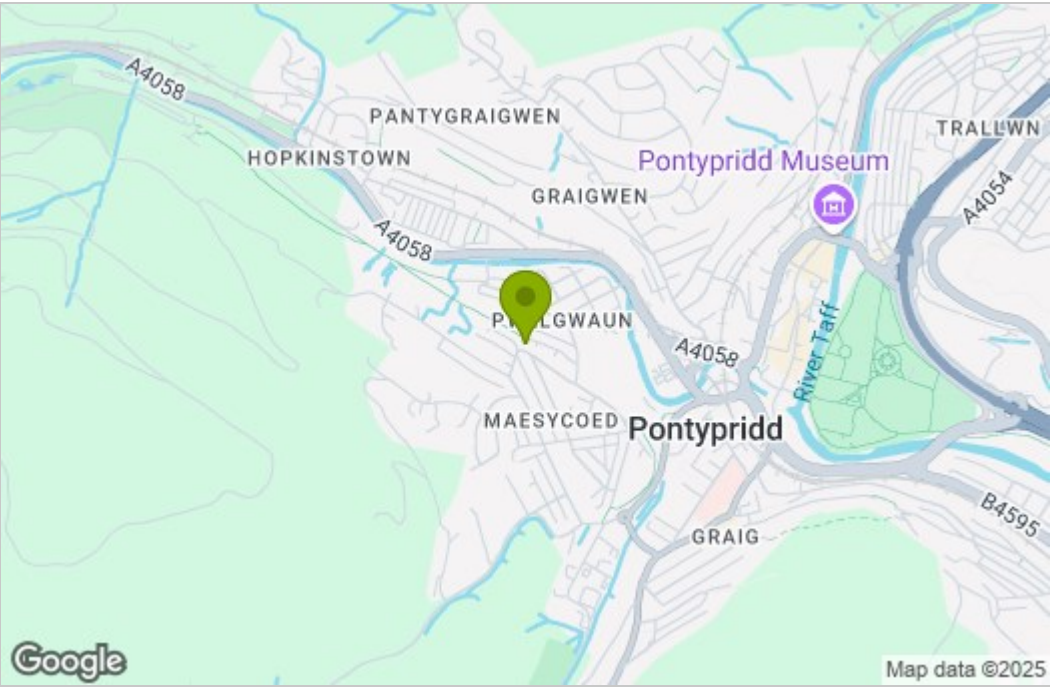


Open plan lawned front garden with mature bushes and driveway leading to garage, having power, light and wall mounted gas boiler. Side pedestrian access leads to rear garden with paved patio, raised decked seating area and lawn.

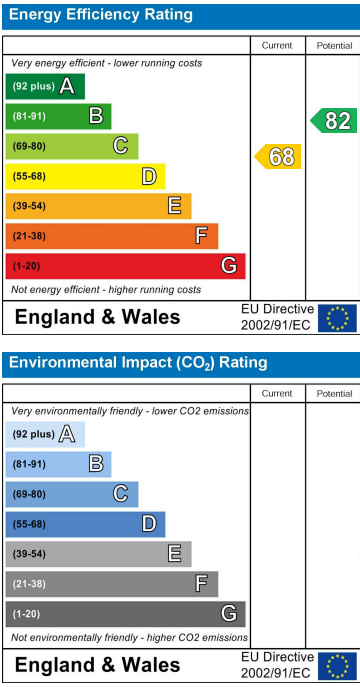
Floor Plan



Area Map



Energy Efficiency Graph



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