



46 Pantygraigwen Road, Pontypridd, CF37 2RS

£250,000

Nestled on Pantygraigwen Road in the charming town of Pontypridd, this delightful double fronted detached family home offers a perfect blend of comfort and modern living. With three well-proportioned bedrooms, including a master bedroom complete with an en-suite cloakroom, this property is ideal for families seeking both space and convenience.

The large lounge provides an inviting atmosphere, perfect for relaxation or entertaining guests. The modern kitchen is equipped to meet all your culinary needs, making meal preparation a pleasure. Additionally, the contemporary shower room adds to the home's appeal, ensuring that both functionality and style are at the forefront.

Situated close to the town centre, where residents will enjoy easy access to a variety of local amenities, including shops, schools, and recreational facilities. This prime location not only enhances the convenience of daily life but also offers a vibrant community atmosphere.

This detached house is a wonderful opportunity for those looking to settle in a welcoming neighbourhood while enjoying the benefits of modern living. With its spacious layout and prime location, this property is sure to attract interest from families and professionals alike. Don't miss the chance to make this charming home your own.

Entrance Porch

Double glazed entrance door and windows.

Lounge 21'8" x 13'10" (6.62 x 4.24)



Two double glazed windows to front, two radiators, coved ceiling, fireplace with coal effect electric fire, staircase to first floor.

Dining Room 12'5" x 10'11" (3.81 x 3.35)



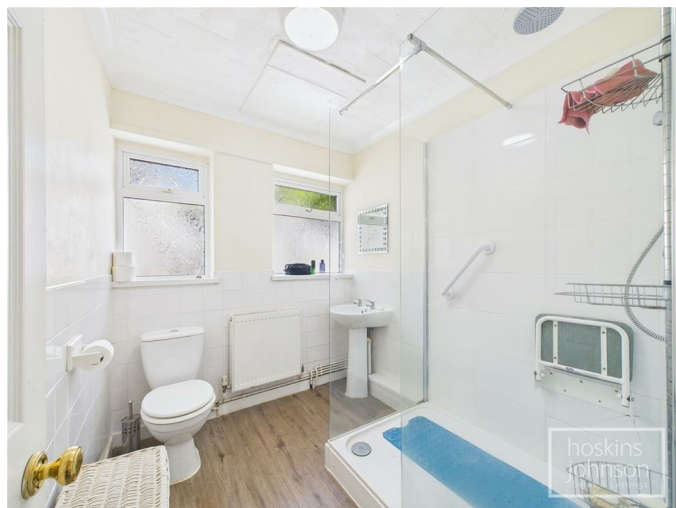
Double glazed window to side, radiator, coved ceiling, tiled floor.

Kitchen 10'5" x 6'11" (3.18 x 2.13)



Fitted with cream base and wall cupboards with tiled splash backs, stainless steel sink unit, gas hob with extractor hood above, electric oven, integral fridge/freezer, space for washing machine, tiled floor, coved ceiling, double glazed window and half glazed door to side.

Shower Room



Modern white suite comprising large walk in shower, wc, wash hand basin, part tiled walls, radiator, coved ceiling, two double glazed windows to side.

First Floor Landing

Access to bedrooms.

Bedroom 1 14'5" x 13'10" max (4.41 x 4.24 max)



Two double glazed windows to front, radiator.

En-Suite Cloaks/WC

WC & wash hand basin.

Bedroom 2 12'6" x 11'0" (3.83 x 3.37)



Two double glazed windows to side, radiator.

Bedroom 3 10'7" x 6'11" (3.24 x 2.11)

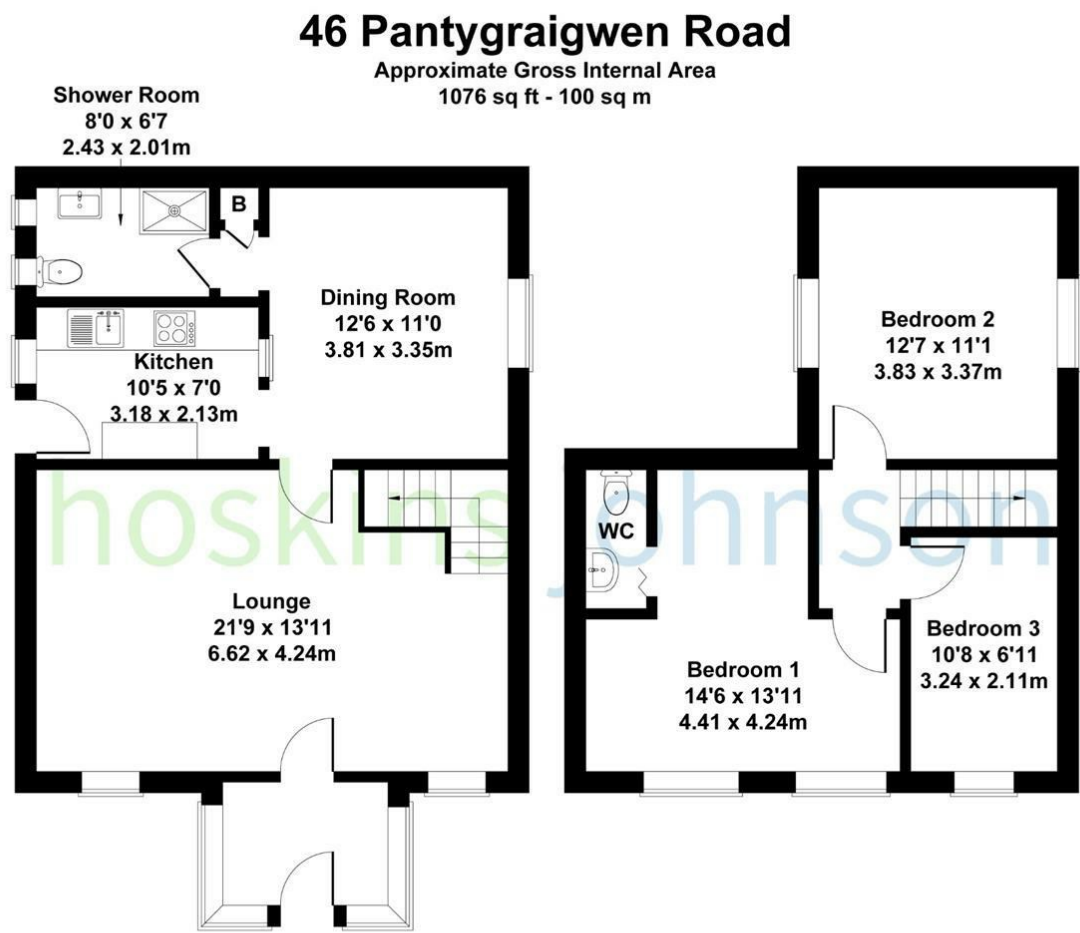


Double glazed windows to front, radiator, attic access.

Outside



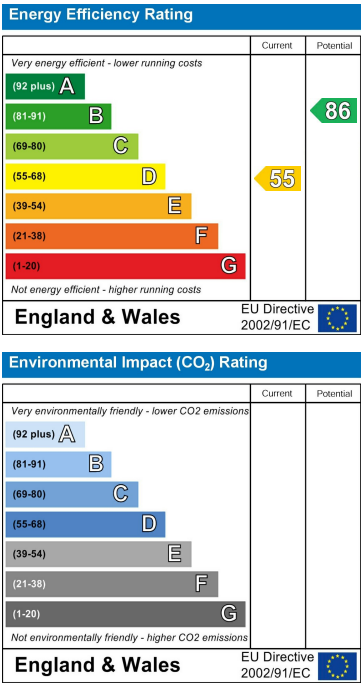
Paved front garden with seating areas.
Side access leading to a raised rear garden.



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2025
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