



17 Heol Gruffydd, Pontypridd, CF37 5PJ

£239,950

Nestled on this popular development in Rhydyfelin, this modern end-terrace house offers a delightful blend of comfort and convenience. With three well-proportioned bedrooms, including a master suite complete with an en-suite shower room, this property is perfect for families or those seeking extra space.

The heart of the home is undoubtedly the contemporary kitchen/diner, which is equipped with an oven, hob & dishwasher, making it an ideal space for both cooking and entertaining. The ground floor also features a convenient WC, adding to the practicality of the layout.

Outside, the property boasts parking for two vehicles, a valuable asset in this bustling area. The location is particularly appealing, as it is situated close to a variety of amenities, including shops and schools, ensuring that everything you need is within easy reach.

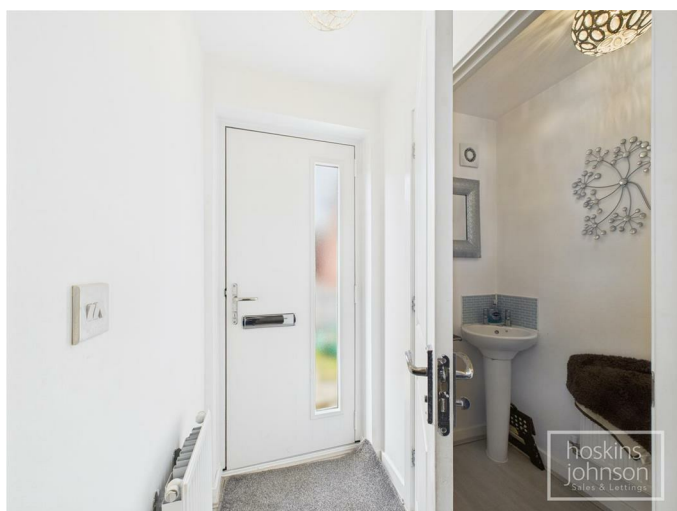
This end-link house is not only modern in design but also offers a welcoming atmosphere, making it a wonderful place to call home. Whether you are a first-time buyer or looking to settle down in a vibrant community, this property is sure to meet your needs. Don't miss the opportunity to view this lovely home in Rhydyfelin.

Entrance



Double glazed composite entrance door.

Lobby



Radiator, laminated wood flooring.

Cloaks/WC

WC, wash hand basin, radiator, laminated wood flooring.

Living Room 17'8" x 15'1" (5.40 x 4.61)



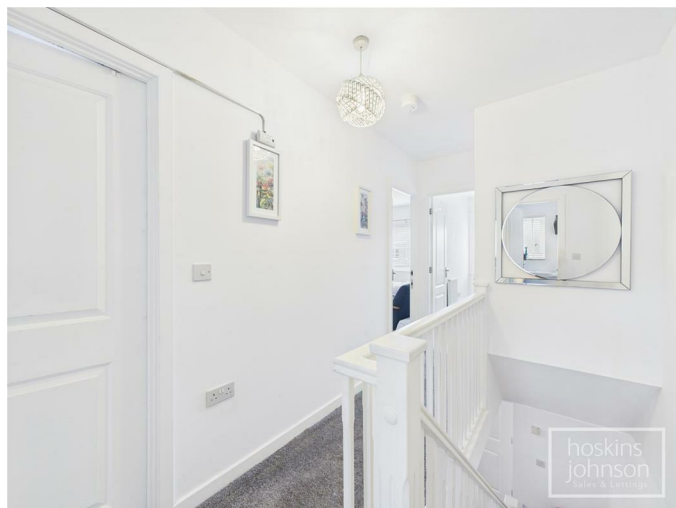
Double glazed window to front, two radiators, laminated wood flooring, staircase to first floor.

Kitchen/Diner 15'1" x 8'11" (4.60 x 2.74)



Modern fitted kitchen with grey gloss base and wall cupboards with contrasting work tops and up stands, stainless steel sink unit, gas hob with extractor hood above, electric oven, concealed wall mounted gas boiler, space for washing machine and fridge/freezer, integral dishwasher, space for table and chairs, radiator, understairs storage cupboard, double glazed window and french doors leading out to rear garden.

First Floor Landing



Storage cupboard, attic access.

Bedroom 1 11'10" x 8'6" (3.61 x 2.61)



Double glazed window to front, radiator, laminated wood flooring, wardrobe recess.

En-Suite Shower Room

Tiled mains shower cubicle, wc, wash hand basin, radiator, laminated wood flooring, double glazed window to side.

Bedroom 2 10'3" x 8'6" (3.13 x 2.61)



Double glazed window to rear, radiator, laminated wood flooring.

Bedroom 3 8'8" x 6'3" (2.65 x 1.91)



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

Bathroom

Three piece suite in white comprising panelled bath with shower mixer taps and tiled surrounds, wc, wash hand basin, radiator, laminated wood flooring, double glazed window to rear.

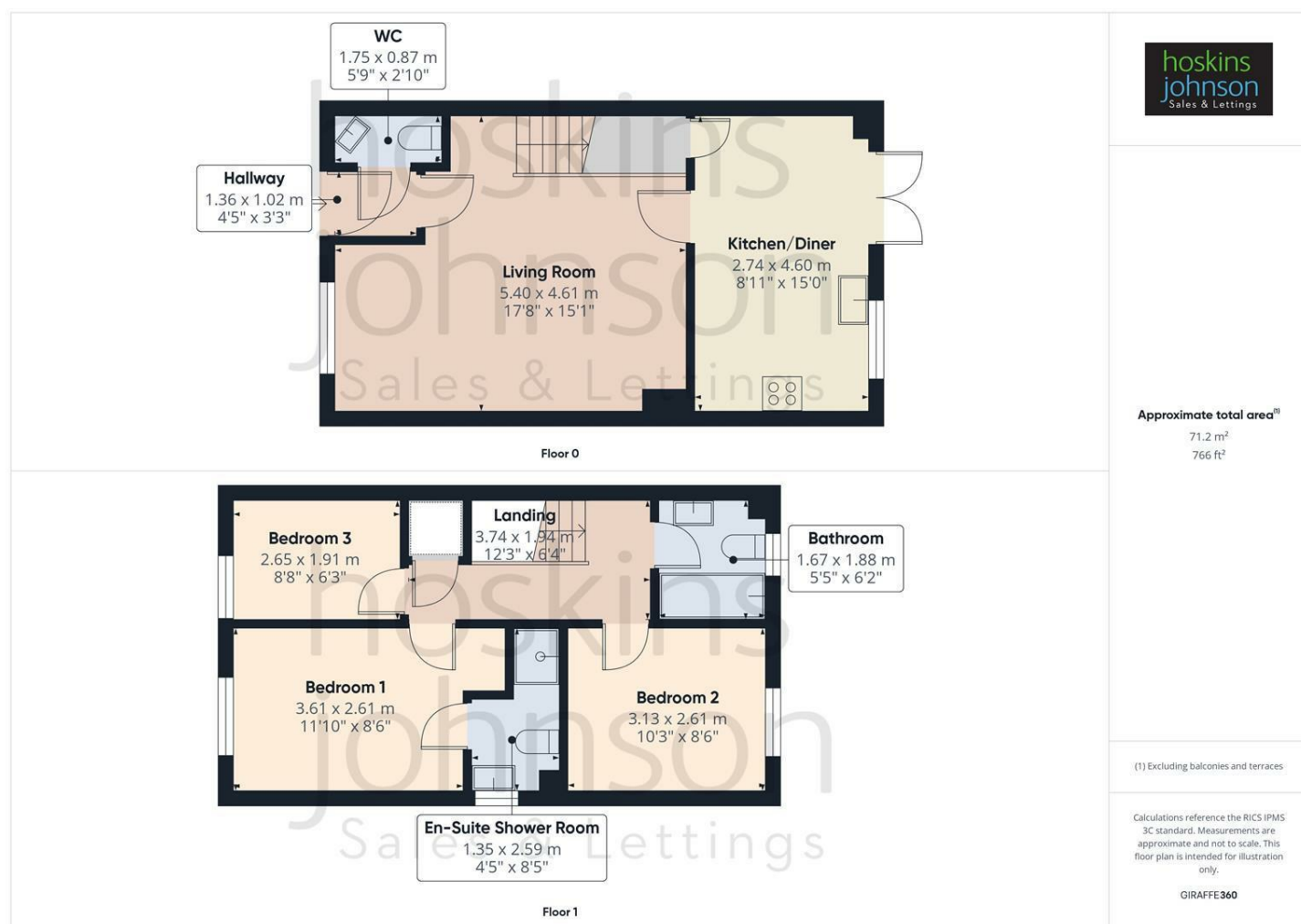
Outside



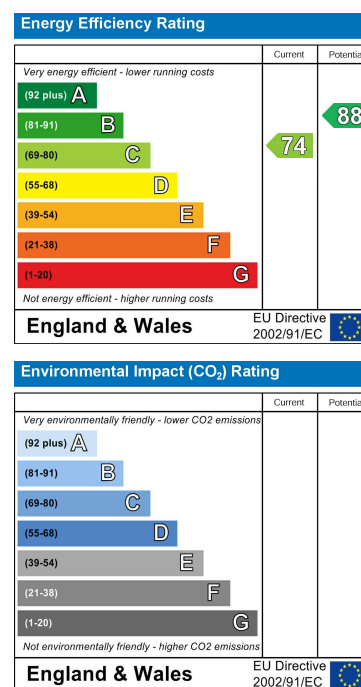
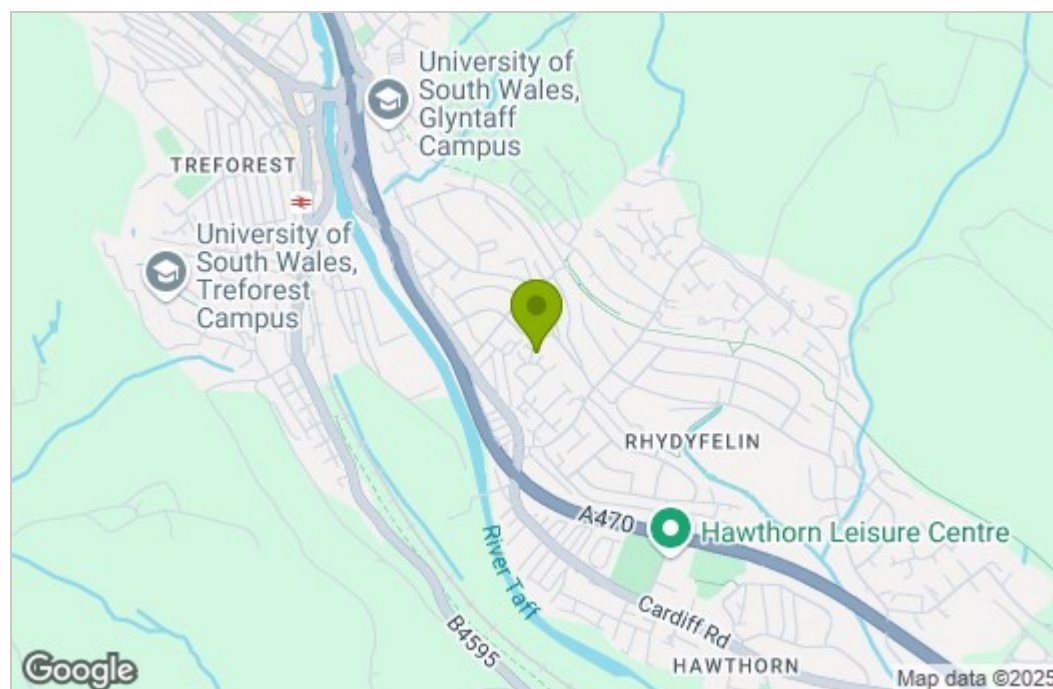
Good size lawned rear garden enclosed with wooden fencing.

Side rear garden leads into a rear garden laid to lawn with small patio area and access to parking for 2 cars.

Floor Plan



Area Map



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