



9 Lanelay Crescent, Pontypridd, CF37 1JB

£255,000

Located in the desirable area of Lanelay Crescent, Maesycloed, this traditional & charming Edwardian double bay fronted semi-detached house presents a remarkable opportunity for those seeking to create their dream family home. With its prime location, the property is conveniently situated near the town centre, local schools, and shops, making it an ideal choice for families and professionals alike, being well located for access to the railway station and local bus route.

This spacious residence boasts three well-proportioned reception rooms, providing ample space for both relaxation and entertaining. The four bedrooms offer versatility, catering to families of various sizes or those in need of a home office. The property features a single bathroom & ground floor wc, which, along with the rest of the home, would benefit from some updating and modernisation. This presents a unique chance for buyers to infuse their personal style and preferences into the space.

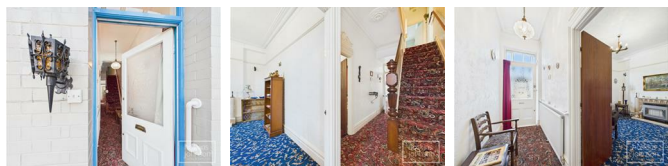
The south-west facing garden is a delightful feature, complete with a garage and a charming seating area, perfect for enjoying sunny afternoons or hosting gatherings and enjoys panoramic views from the front elevation.

Having been in the same family for an impressive 60 years, this property is now offered to the market with no onward chain, allowing for a smooth and straightforward purchasing process. Whether you are a first-time buyer or looking to invest in a property with great potential, this semi-detached house is a must-see. Embrace the opportunity to transform this house into a modern family haven in a sought-after location.

Entrance Porch

Half glazed entrance door, windows to front and side, tiled floor.

Hallway



Half glazed original door, radiator, coved ceiling, staircase to first floor, understairs storage.

Lounge 14'6" x 13'6" (4.44 x 4.12)



Bay window to front, radiator, coved ceiling, picture rail, tiled firegrate with fitted gas fire.

Living Room 12'10" x 12'3" (3.93 x 3.75)



Window to rear, coved ceiling, picture rail, feature fireplace with fitted gas fire.

Dining Room 11'1" x 9'8" (3.38 x 2.95)



Two windows to side, tiled firegrate with gas fire and back boiler, airing cupboard.

Lobby

Part tiled walls, tiled floor, storage cupboard.

Kitchen 11'2" x 7'3" (3.41 x 2.21)



Fitted with base and wall cupboards, stainless steel sink unit, gas cooker point, tiled floor, window and half glazed door leading to porch.

Side Porch

Glazed door and windows, space for washing machine.

WC

WC, wash hand basin, part tiled walls, tiled floor, window to side.

Split Level Landing



Access to all bedrooms and bathroom, radiator, coved ceiling.

Bedroom 1 16'6" x 11'8" (5.05 x 3.57)



Bay window to front, radiator, coved ceiling, picture rail, fire surround with decorative gas fire (non operational).

Bedroom 2 11'10" x 11'0" (3.61 x 3.37)



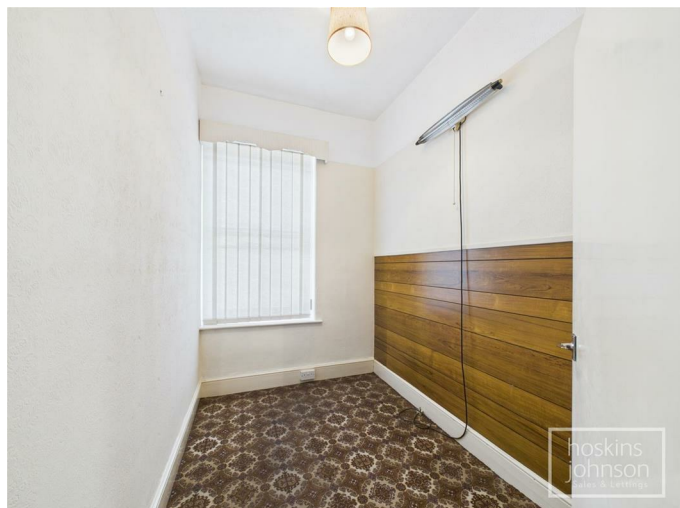
Window to rear, radiator, picture rail, feature fireplace.

Bedroom 3 11'2" x 10'6" (3.42 x 3.21)



Window to rear, radiator, coved ceiling, shower cubicle.

Bedroom 4 9'0" x 6'0" (2.75 x 1.85)



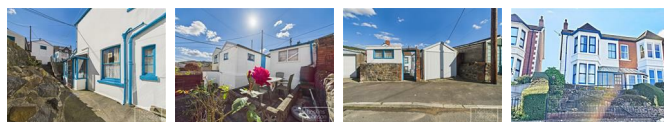
Window to front.

Bathroom



Coloured bathroom suite comprising panelled bath, wc, wash hand basin, shower cubicle, part tiled walls, radiator, coved ceiling, window to side.

Outside

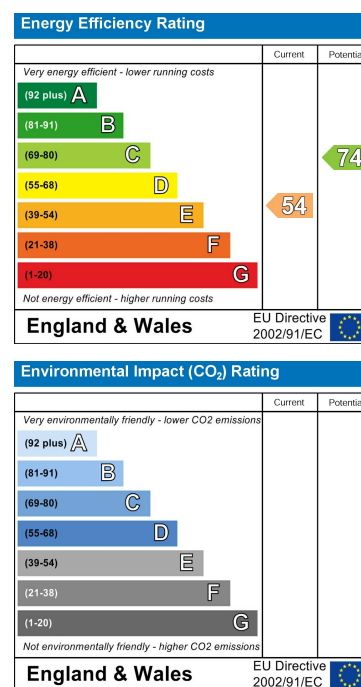
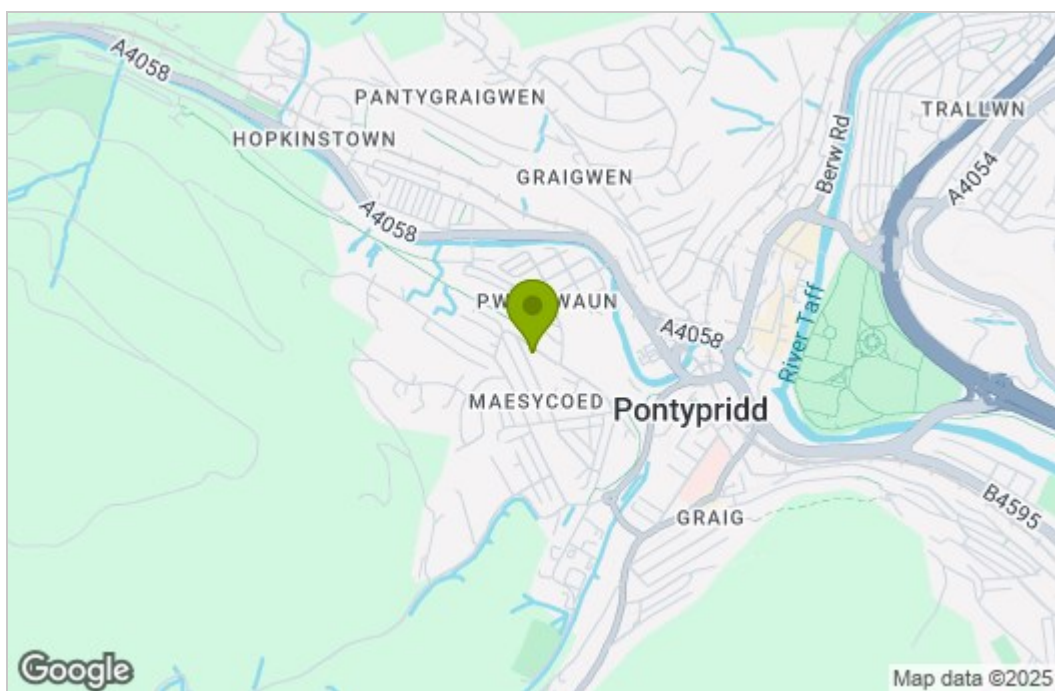


Terraced front garden with slate and flower beds. Side access leads into a south west facing garden with single garage, seating area, flower beds and storage shed. On street parking is also available directly outside the front and rear of the property.

Floor Plan



Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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