



## 15 Ty-Gwyn Road, Pontypridd, CF37 4AA

### Offers In The Region Of £439,950

Ideally located on Ty-Gwyn Road in The Common, this splendid large Victorian semi-detached house offers a perfect blend of character and modern living. With its desirable location in a residential area, this property boasts panoramic views over the locality, making it an ideal home for families and those seeking a peaceful retreat.

Upon entering, you will find a welcoming atmosphere with well-proportioned accommodation throughout. The house features two inviting reception rooms, providing ample space for relaxation and entertaining. The kitchen is complemented by an open-plan conservatory/breakfast area, creating a bright and airy space that is perfect for family gatherings or casual dining.

This impressive residence comprises six spacious bedrooms, ensuring plenty of room for family members or guests. The property also includes two well-appointed bathrooms, offering convenience and comfort for everyday living.

Outside, the terraced gardens provide a lovely outdoor space to enjoy the fresh air, while off-road parking for two to three vehicles adds to the practicality of this home.

In summary, this Victorian semi-detached house on Ty-Gwyn Road is a rare find, combining spacious living with stunning views in a sought-after area. It is an excellent opportunity for those looking to settle in a vibrant community while enjoying the comforts of a well-designed family home.

## Ground Floor

### Entrance Porch

Half glazed entrance door and double glazed windows, quarry tiled floor.

### Hallway



Double glazed window to side, radiator, coved ceiling, wood flooring, staircase to first floor.

### Lounge 14'11" x 12'0" (4.55 x 3.68)



A light and airy main reception room comprising double glazed bay window to front, radiator, coved ceiling, wood flooring, wall mounted wood burner (12 months old)

### Living/Dining Room 14'1" x 11'1" plus 11'1" x 10'7" (4.31 x 3.38 plus 3.39 x 3.25)



An excellent size reception room comprising double glazed window to rear, two radiators, coved ceiling, wood flooring, storage cupboards, double glazed patio doors leading to conservatory.

### Conservatory/Breakfast Area 13'7" x 7'11" (4.15 x 2.43)



Double glazed french doors and windows overlooking rear garden, vertical radiator, cork flooring, open plan to kitchen.

### Kitchen 12'7" x 12'4" (3.84 x 3.77)



Fitted with a range of base cupboards with tiled splash backs and solid wood work tops, stainless steel sink and mixer tap, gas hob and electric oven with extractor hood above, cork flooring, vertical radiator, double glazed window to side.

### Utility Room



Space for washing machine, tumble drier and dishwasher, wall mounted gas combination boiler (approx 3 months old), radiator, wood flooring, double glazed window and half glazed door to side.

### Shower Room

Corner shower cubicle, wc, wash hand basin, radiator, extractor fan.

## First Floor Landing



Staircase to second floor, access to bedrooms and bathroom.

## Bedroom 1 14'11" x 11'10" (4.56 x 3.63)



Double glazed bay window to front, radiator, coved ceiling.

## Bedroom 2 11'7" x 10'4" (3.55 x 3.16)



Double glazed window to front, radiator, coved ceiling.

## Bedroom 3 11'5" x 11'0" (3.49 x 3.37)



Double glazed windows to front and rear, radiator, coved ceiling.

## Bedroom 4 9'4" x 8'2" (2.85 x 2.51)



Double glazed window to rear, radiator, coved ceiling, storage cupboard.

## Bathroom



White suite comprising P shaped shower bath with

shower over, wash hand basin and mixer tap, tiled walls and floor, radiator, double glazed window to rear.

#### Separate WC

WC, wash hand basin, radiator, tiled floor, double glazed window to side.

#### Second Floor Landing

Door leading into attic storage, radiator.

Bedroom 5 12'0" x 7'7" (3.66 x 2.33)



Double glazed window to front, radiator, storage cupboard.

Bedroom 6 15'6" x 10'0" (4.73 x 3.05)



Double glazed window to side, radiator, attic access, vaulted ceiling.

#### Outside

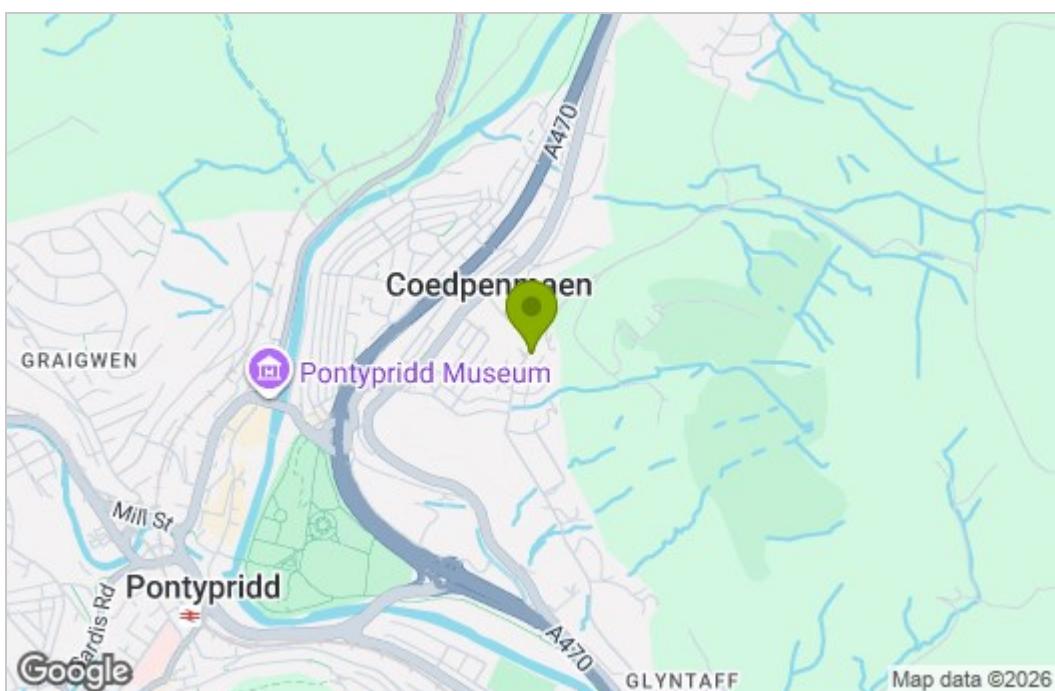


Elevated front garden with side access giving access to a good size terraced rear garden with seating areas, lawns and off road parking area.

## Floor Plan



## Area Map



Energy Efficiency Rating

Rating	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D		57
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Very energy efficient - lower running costs

(92 plus) A

(81-91) B

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(21-38) F

(1-20) G

Not energy efficient - higher running costs

78

57

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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