



## **Dorwyn, 4 Llanfair Road, Pontypridd, CF37 1EH**

**£288,500**

360 WALK THROUGH TOUR AVAILABLE - TAKE A LOOK NOW

**\*\* Semi Detached Dormer Bungalow \*\* Six Garages - Ideal for Storage/Rent Out \*\* Excellent Potential \*\***

An ideal opportunity to purchase a spacious semi detached dormer bungalow with an additional Six Garages - Ideal for storage, rent out for additional income or for car parking.

In need of some updating but offering excellent potential and comprising entrance hall, lounge/diner, kitchen, bathroom with separate wc, study, utility, laundry room, home office, ground floor bedroom with two additional first floor bedrooms and wc. There is parking to the front of the property, a good size rear garden, additional parking to the side and six single garages (ideal for a variety of options).

Excellent potential.

Recommended.



## Entrance Hall



Half glazed entrance door, radiator, staircase to first floor.

Lounge/Diner 20'9" x 12'10" (6.35 x 3.93)



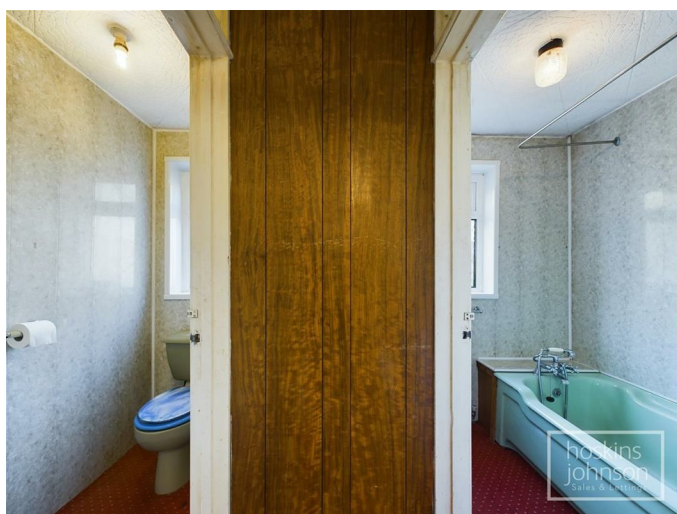
Double glazed window to front, radiator, stone fireplace with fitted gas fire, cupboard housing gas combination boiler.

Kitchen 11'0" x 10'7" (3.36 x 3.23)



Fitted base and wall cupboards, stainless steel sink unit, gas hob, electric oven, space for fridge/freezer, double glazed window and door to side.

## Rear Lobby



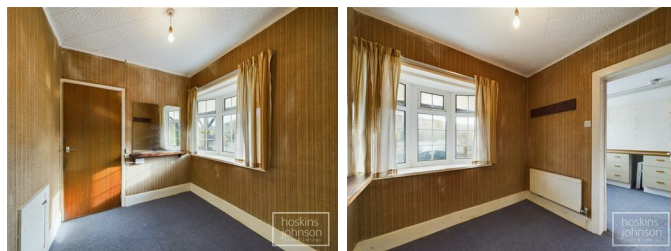
## Bathroom

Panelled bath with shower mixer taps and electric shower, wash hand basin, part tiled walls, double glazed window to rear.

## Separate WC

WC, radiator, double glazed window to rear.

Study 7'8" x 7'4" (2.34 x 2.24)



Double glazed window to front, radiator.

Utility Room 9'6" x 9'0" (2.92 x 2.75)



Double glazed window to front, base storage cupboard.

Laundry Room 10'4" x 8'11" (3.17 x 2.74)



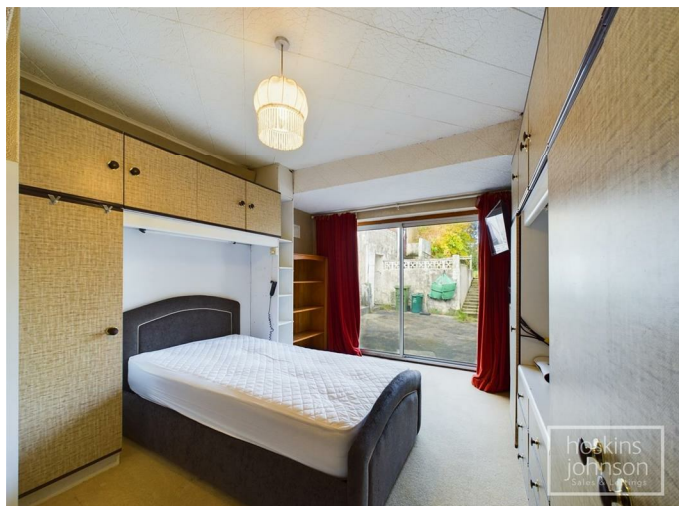
Stainless steel sink unit, space for washing machine and tumble drier, staircase upto office, window and door to rear.

First Floor Office 20'3" x 9'1" max (6.18 x 2.78 max)



Double glazed window to rear, radiator.

Bedroom 1 13'11" x 10'9" (4.26 x 3.28)



Double glazed patio doors leading out to rear garden, radiator.

First Floor Landing  
Access to bedrooms.

Bedroom 2 11'8" x 9'5" max (3.57 x 2.88 max)



Double glazed window to rear, radiator.

Bedroom 3 12'11" x 7'10" (3.96 x 2.39)



Double glazed window to rear.

Cloaks/WC

WC, wash hand basin, skylight.

Outside



Paved frontage providing off road parking.

Good size rear garden with small lawn, seating areas and pond.

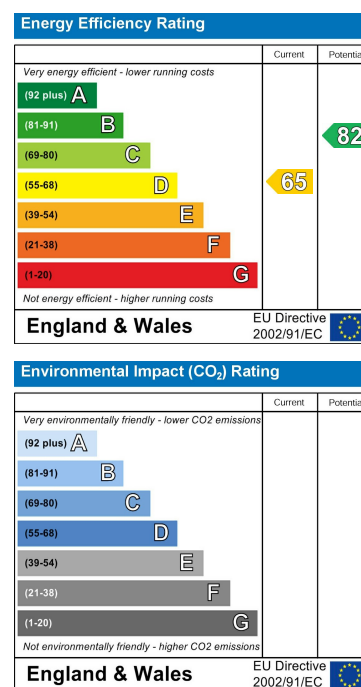
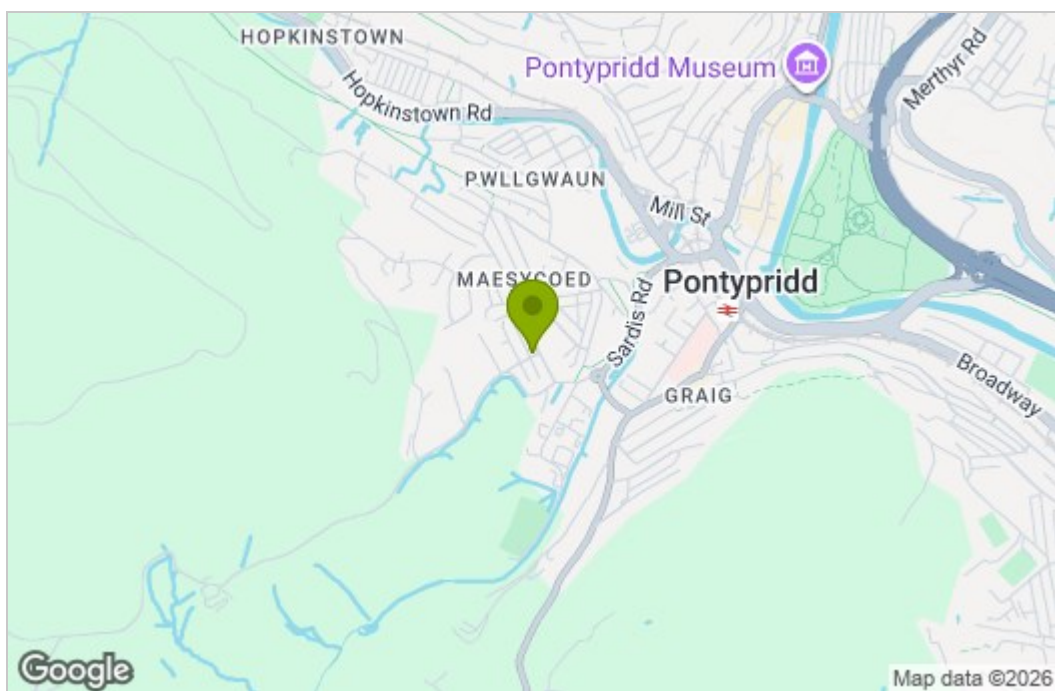
Hardstand to side with additional 6 garages - ideal for renting out for additional income.



## Floor Plan



## Area Map



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