

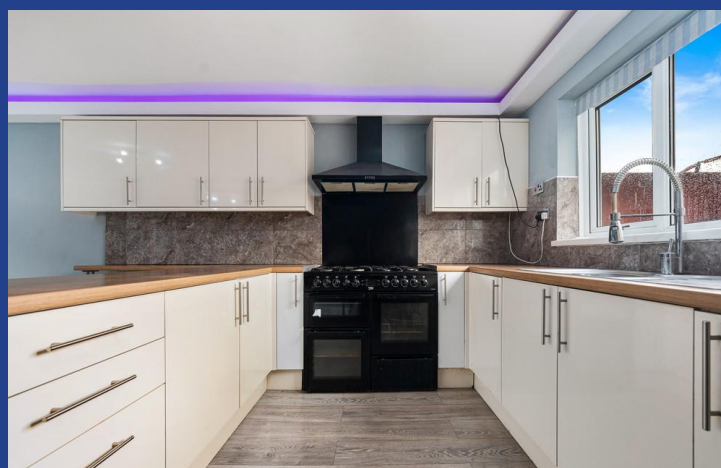
82 Dynea Road,
Pontypridd, CF37 5DR



Estate Agents and
Chartered Surveyors

Asking Price Of

£169,950



Semi-Detached Property

3

1

2

1

Property Description

****THREE BEDROOM SEMI DETACHED**

**** NO CHAIN **** A spacious three bedroom

semi comprising entrance hallway, L-shaped kitchen and family room, utility room, cloakroom. To the first floor are three bedrooms and a family bathroom. Gas central heating. Westerly facing rear garden comprising paved patio and lawn. Paved patio to front. No chain.

EPC Rating: D

Tenure Freehold

Council Tax Band C

Floor Area Approx TBC

Viewing Arrangements
Strictly by appointment

LOCATION

Situated within easy access to many amenities including shops, leisure facilities, schools and public transport links and also has nearby links to the A470 and M4 providing easy access to Cardiff City Centre, Vale of Glamorgan, Llantrisant, Bridgend and Pontypridd.

ENTRANCE HALLWAY

Approached via a uPVC entrance door leading to the hallway. Staircase to first floor. Understairs storage cupboard. Laminate flooring. Radiator.

KITCHEN AND FAMILY ROOM

21' 10" x 21' 3" (L-shaped) (6.66m x 6.49m)
A large open plan L-shaped family room and kitchen. With kitchen units and worktop surfaces to three sides with inset sink and drainer. Range style cooker. Worktop breakfast bar. Windows to front and rear. Laminate flooring. Two radiators. Door to utility room.

UTILITY ROOM

8' 11" x 6' 4" (2.72m x 1.94m)
With worktop unit to one side. Plumbing for washing machine. UPVC doors to either side. Tiled flooring. Door to cloakroom.

CLOAKROOM

Comprising low level wc, wash hand basin with storage below. Obscured glass window to rear. Tiled floor and walls.

FIRST FLOOR

LANDING

Approached via a full turning staircase leading to the central landing area. Window to rear. Access to roof space. Airing cupboard housing the combi gas central heating boiler.

BEDROOM ONE

11' 11" x 11' 5" (3.64m x 3.49m)
Overlooking the entrance approach, a good sized principal double bedroom. Laminate flooring. Radiator.

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BEDROOM TWO

12' 0" x 9' 4" (3.68m x 2.87m)

Aspect to front, a second double bedroom.

Laminate flooring. Radiator.

BEDROOM THREE

9' 7" x 8' 1" (max)(2.933m x 2.48m)

Aspect to rear. Laminate flooring. Radiator.

FAMILY BATHROOM

6' 5" x 6' 3" (1.97m x 1.92m)

Comprising low level wc, vanity wash basin with storage below, bath with shower enclosure and multi jet show heads. Wall tiling. Obscured glass window to rear.

Chrome heated towel rail.

OUTSIDE

REAR GARDEN

Enjoying a westerly aspect. Paved patio leading onto an area of lawn, enclosed by timber fencing. Outside tap. Side access.

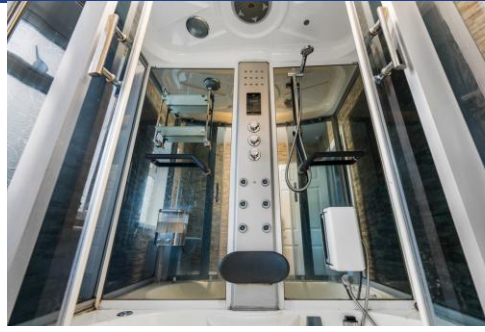
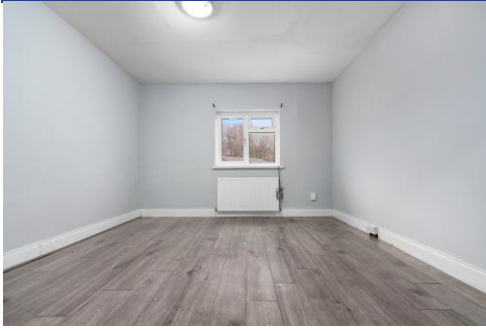
FRONT GARDEN

Paved patio are to front, paved pathway leading to side.

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Floorplan to be inserted here.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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