

53 Dyffryn Y Coed,

Church Village, Pontypridd, CF38 1PJ



Estate Agents and
Chartered Surveyors

Asking Price Of

£315,000



Detached Property

3

2

3

1

Property Description

**** MODERN THREE BEDROOM DETACHED **
DRIVEWAY ** TWO RECEPTION ROOMS ** EN-SUITE**

**** MGY** are pleased to offer this beautifully presented three bedroom detached home situated in the popular area of Dyffryn Y Coed, Church Village. The accommodation briefly comprises entrance hallway, lounge, kitchen/diner, study/play room and WC to the ground floor. Upstairs are three bedrooms, en-suite and bathroom. Outside there is are well presented front and rear gardens with recently built garden room. Driveway. EPC: TBC

Tenure Freehold

Council Tax Band E

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

Entered via paved pathway. Laid to lawn to with hedge borders. Driveway to side with gated access to rear garden.

HALLWAY

12' 8"(max) x 7' 6"(max) (3.88m x 2.30m)
Entered via front door into hallway. Doors to kitchen/diner, lounge, study/play room and WC. Stairs to first floor. Tiled flooring. Radiator. Under stair storage cupboard.

LOUNGE

15' 8" x 9' 8" (4.78m x 2.96m)
Double aspect with uPVC double glazed window to front and French patio doors to rear. Radiator.

KITCHEN/DINER

15' 8" x 11' 6" (4.78m x 3.53m)
A modern kitchen fitted with a wide range of base and eye level units incorporating one and a half

bowl composite sink and drainer with complementary work surfaces. Fitted electric oven with gas hob and extractor hood over. Cupboard housing gas central heating boiler. Space for washing machine, dishwasher and fridge/freezer. Tiled flooring. uPVC double glazed window to front and French patio doors to rear. Space for dining table. Radiator.

STUDY/PLAY ROOM

7' 9"(max)x 7' 5"(max) (2.38m x 2.28m)
uPVC double glazed window to front. Radiator.

CLOAKROOM

4' 10" x 3' 6" (1.49m x 1.07m)
Low level WC and pedestal wash hand basin. Radiator. Tiled flooring and splash back. uPVC double glazed window to rear.

FIRST FLOOR

LANDING

uPVC double glazed window to front. Doors to three bedrooms. Airing cupboard. Loft access with pull down ladder (half boarded). Radiator.

BEDROOM ONE

12' 3"(max)x 9' 10" (3.74m x 3.01m)
uPVC double glazed window to front. Radiator.
Door to:

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ENSUITE

9' 9" x 3' 2" (2.99m x 0.98m)

The suite comprises low level WC, pedestal wash hand basin and fitted shower cubicle with mixer shower over. Tiled splash backs. Extractor fan. uPVC double glazed window to rear. Radiator.

BEDROOM TWO

15' 7" x 8' 8" (4.77m x 2.66m)

Fitted wardrobe and shelving to one wall. Two uPVC double glazed windows to front with views. Radiator.

BEDROOM THREE

10' 11" x 6' 7" (3.35m x 2.03m)

uPVC double glazed window to rear. Radiator.

BATHROOM

6' 7" x 5' 6" (2.01m x 1.70m)

The bathroom includes low level WC, pedestal wash hand basin and panelled bath. Tiled splash backs. Extractor fan. Radiator. uPVC double glazed window to rear.

OUTSIDE

REAR GARDEN

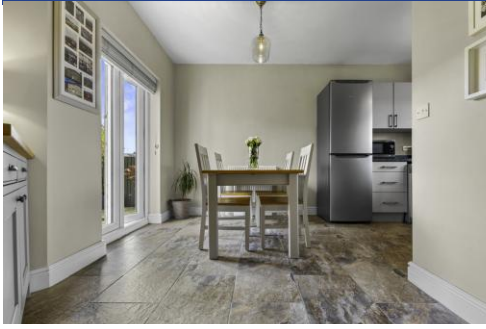
A landscaped rear garden mainly laid to lawn with paved patio and decking. Slate chip borders. Garden room. Boundary wall and fence. Outside tap. Gated access to both sides.

GARDEN ROOM

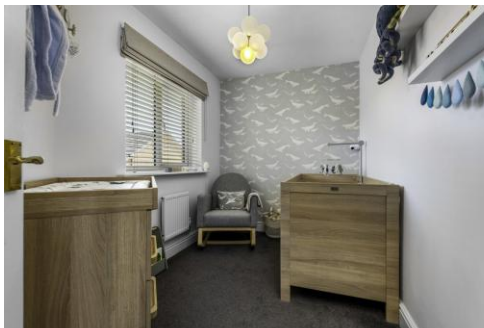
11' 3" x 6' 4" (3.44m x 1.95m)

Double glazed window to side.

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FLOOR PLAN HERE

EPC GRAPH HERE

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