



30 Cefn Lane, Pontypridd, CF37 3BP

£158,500

This well-presented semi-detached house offers a delightful family home just minutes away from local school & shops. The property boasts three spacious bedrooms & first floor bathroom, providing ample space for family living or guest accommodation.

Upon entering, you will find two inviting reception rooms & modern fitted kitchen, perfect for entertaining guests or enjoying quiet evenings with family. The layout is designed to maximise comfort and functionality, making it an ideal choice for those seeking a warm and welcoming environment.

One of the standout features of this property is the large plot it occupies, which includes generous garden space. The outdoor area is enhanced by covered seating spaces, allowing you to enjoy the fresh air and beautiful surroundings, regardless of the weather. This garden is perfect for children to play, for gardening enthusiasts, or for hosting summer barbecues.

With its excellent location, spacious interiors, and ample outdoor space, this semi-detached house is a fantastic opportunity for families or individuals looking to settle in a friendly community. Viewing is highly recommended to fully appreciate all that this property has to offer.

Entrance



Double glazed entrance door.

Hallway



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

Lounge



Double glazed window to front, radiator, coved ceiling, laminated wood flooring, double doors leading into living room.

Living Room



Double glazed window to rear, radiator, coved ceiling, laminated wood flooring.

Kitchen



Modern fitted kitchen with cream base and wall cupboards with tiled splash backs, stainless steel sink unit, gas hob and electric oven with extractor hood above, integral dishwasher and fridge, radiator, double glazed window to rear and half glazed door to side.

First Floor Laning



Double glazed window to side, coved ceiling, attic access.

Bedroom 1



Double glazed window to front, radiator, laminated wood flooring, fitted wardrobes.

Bedroom 2



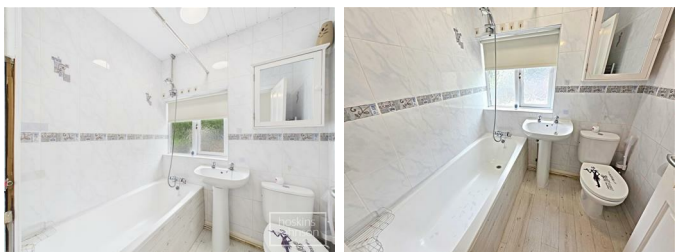
Double glazed window to rear, radiator, laminated wood flooring, airing cupboard with gas combination boiler.

Bedroom 3



Double glaze window to front, radiator, laminated wood flooring, built in storage cupboard.

Bathroom



Three piece suite in white comprising panelled bath with thermostatic shower, wc, wash hand basin, tiled walls, chrome heated towel rail, double glazed window to rear.

Outside

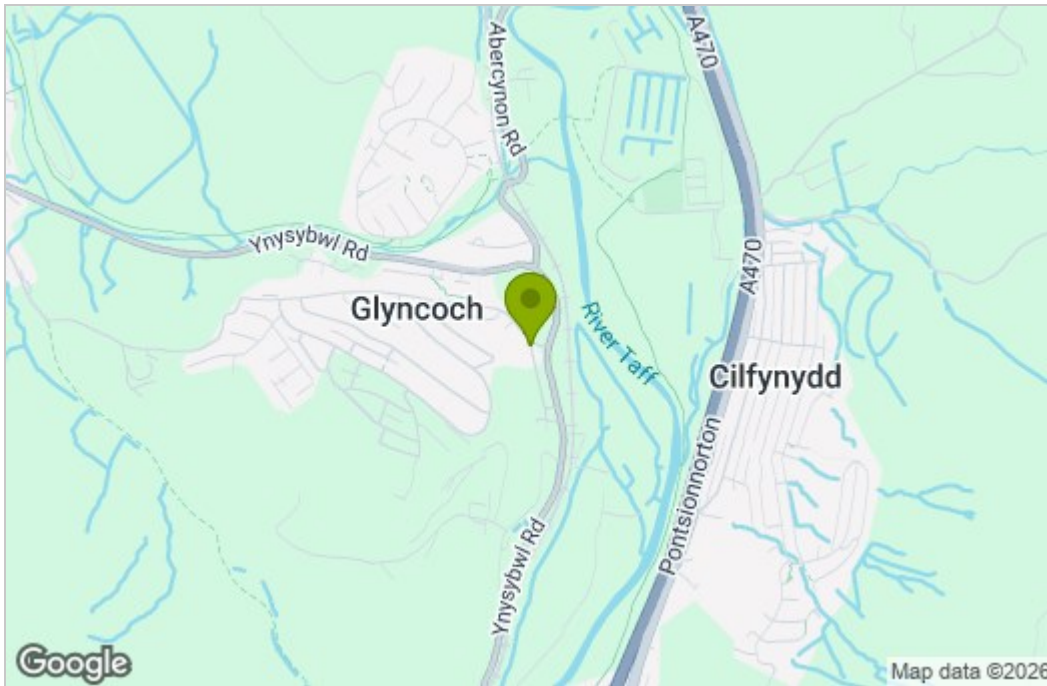


Good size lawned front garden.
Covered side access giving access to an excellent size terraced garden with utility, large paved patio, gravelled area and further garden space beyond the back fence.

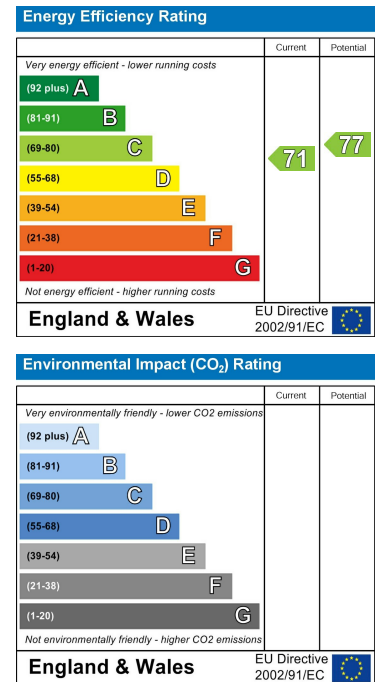
Floor Plan



Area Map



Energy Efficiency Graph



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