



40 Dynea Road, Pontypridd, CF37 5DP

£240,000

Located on Dynea Road in the ever popular area of Rhydyfelin, this delightful semi-detached house presents an excellent opportunity for families seeking a comfortable and spacious home. Set on a generous end plot, the property boasts ample parking for up to three vehicles, along with the added convenience of a garage.

Inside, the house features three well-proportioned bedrooms, providing plenty of room for family living. The first-floor bathroom is easily accessible, ensuring practicality for everyday use. The two reception rooms offer a versatile living space, perfect for both relaxation and entertaining. The open-plan kitchen enhances the flow of the home, making it an inviting area for family gatherings.

This property holds excellent potential for further development, with ample space to extend, subject to the necessary planning permissions. Its prime location is particularly advantageous, as it is ideally situated near local schools, shops, and main roads, making daily commutes and errands a breeze.

In summary, this semi-detached house on Dynea Road is a fantastic choice for those looking to settle in a family-friendly neighbourhood with great amenities and room to grow. Don't miss the chance to make this lovely property your new home.

Entrance Hall



Half glazed entrance door, radiator, coved ceiling, tiled floor, staircase to first floor, understairs storage cupboard.

Lounge 12'7" x 9'0" (3.85 x 2.76)



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

Living Room 15'9" x 10'3" (4.82 x 3.13)



Double glazed patio doors leading to garden, two radiators, coved ceiling, fireplace with electric fire, open plan to kitchen.

Kitchen 13'5" x 6'10" (4.11 x 2.10)



Fitted base and wall cupboards with tiled splash backs, stainless steel sink unit, gas hob and electric oven with extractor hood above, integral fridge, space for washing machine, wall mounted gas combi boiler, radiator, coved ceiling, tiled floor, double glazed window to rear, half glazed door to side.

First Floor Landing

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

Bedroom 1 13'10" x 9'0" (4.22 x 2.76)



Two double glazed windows to front, radiator, coved ceiling, storage cupboard and tiled shower cubicle.

Bedroom 2 13'9" x 8'7" (4.20 x 2.63)



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

Bedroom 3 9'3" x 7'2" (2.83 x 2.20)



Double glazed window to rear, radiator, coved ceiling.

Bathroom



Three piece suite in white, comprising panelled bath, wc, wash hand basin, part tiled walls, radiator, double glazed window to side.

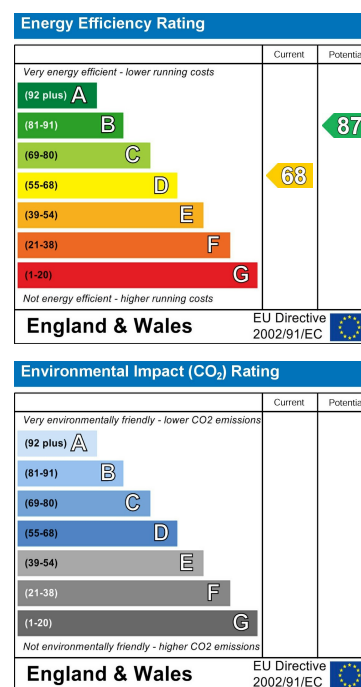
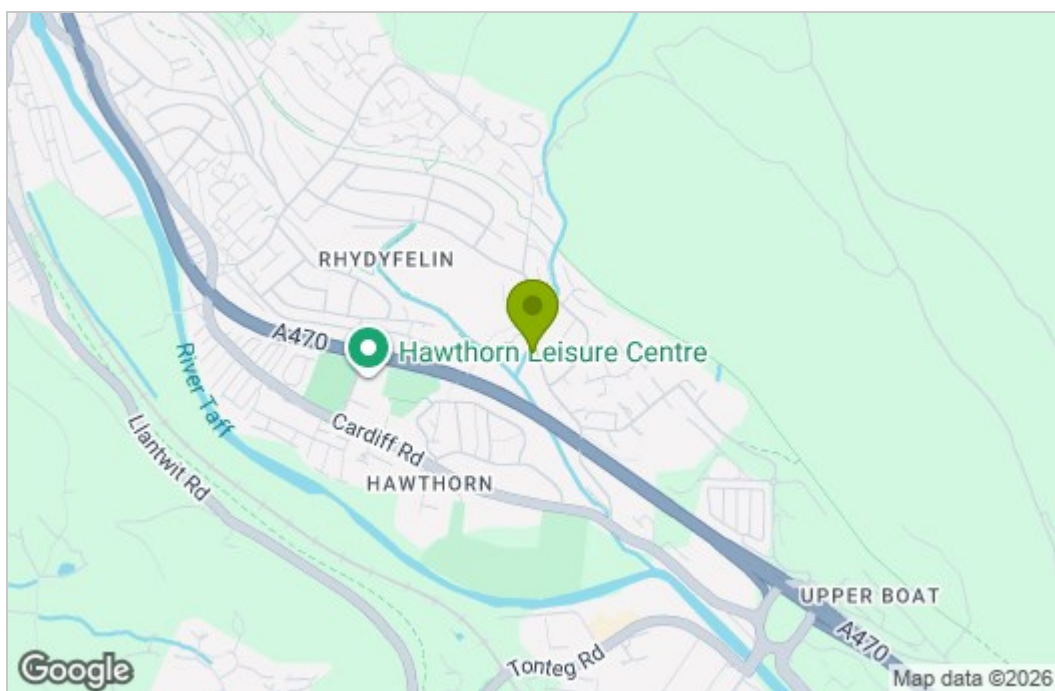
Outside



Floor Plan



Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

22 Market Street, Pontypridd, CF37 2ST

Tel: 01443 404093 Email: pontypridd@hoskinsjohnson.co.uk www.hoskinsjohnson.co.uk