



22 Dyffryn Avenue, Pontypridd, CF37 5RY

£230,000

Nestled in the small cul-de-sac of Dyffryn Avenue in Rhydyfelin, Pontypridd, this delightful semi-detached house presents an excellent opportunity for families seeking a comfortable and convenient home. With three well-proportioned bedrooms, this property is designed to accommodate family living with ease.

Upon entering, you will find a dual aspect living room that invites natural light, creating a warm and welcoming atmosphere. The adjoining kitchen/diner is spacious enough to comfortably fit a table and chairs, making it the perfect spot for family meals and entertaining guests. The modern bathroom, located on the first floor, adds a touch of contemporary style to the home.

The property boasts good-sized, level gardens, providing ample outdoor space for children to play or for gardening enthusiasts to cultivate their green thumbs. Additionally, off-road parking for one vehicle ensures convenience for residents and visitors alike.

Situated just minutes away from local amenities, including shops, schools, and doctors, this home is ideally located for families. The proximity to main roads also offers easy access to surrounding areas, making commuting a breeze.

Entrance

Half glazed entrance door.

Lobby



Radiator, laminated wood flooring, staircase to first floor.

Living Room 16'4" x 10'10" (4.98 x 3.31)



Double glazed window to front and rear, radiator, laminated wood flooring, feature brick fireplace.

Kitchen/Diner 16'5" x 9'4" (5.01 x 2.85)



Good size kitchen/diner with space for table and chairs and comprising cream base and wall cupboards with tiled splash boards, stainless steel sink unit, gas hob and electric oven with extractor hood above, space for washing machine, tumble drier and fridge/freezer, radiator, tiled floor, storage cupboard, double glazed windows to front and rear and half glazed door to side.

First Floor Landing



Double glazed window to rear, airing cupboard with gas combination boiler, attic access with drop down ladder.

Bedroom 1 16'4" x 9'3" (4.99 x 2.83)



Double glazed windows to front and rear, radiator, laminated wood flooring.

Bedroom 2 8'6" x 8'4" (2.61 x 2.55)



Double glazed window to front, radiator.

Bedroom 3 8'3" x 7'7" (2.54 x 2.33)



Double glazed window to rear, radiator.

Bathroom



Modern, white three piece suite comprising panelled bath with 'rainfall' shower head and hand held attachment, wc, wash hand basin, part tiled walls, tiled floor, heated towel rail, double glazed window to front.

Outside

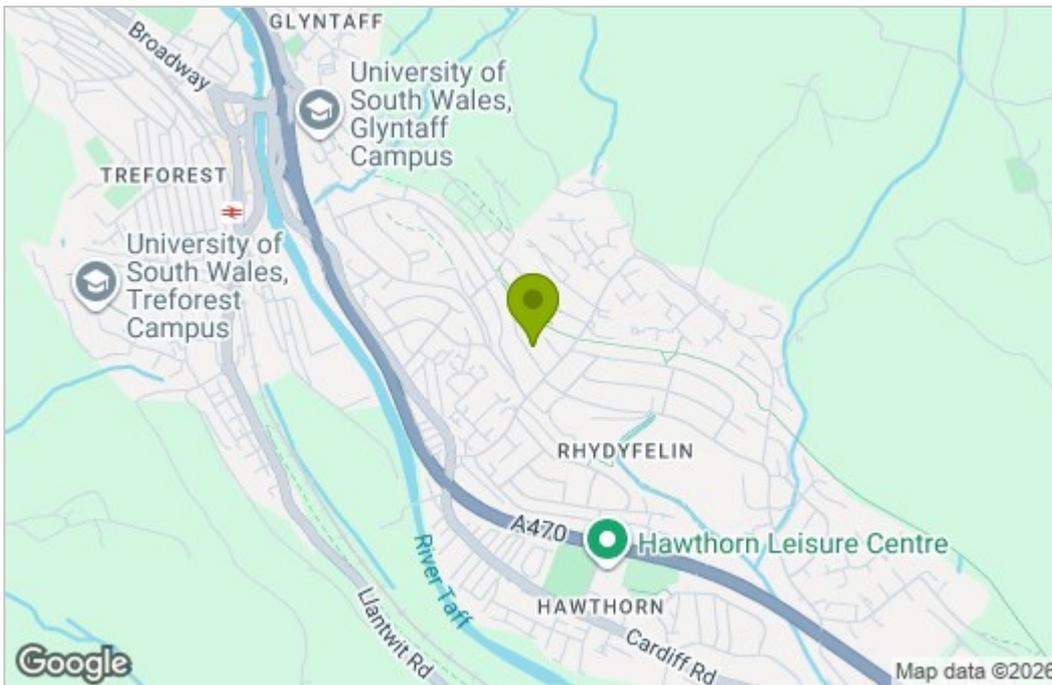


Lawned front garden with off road parking. Side pedestrian access leads into a good size, level garden, laid mainly to lawns and paved seating area.

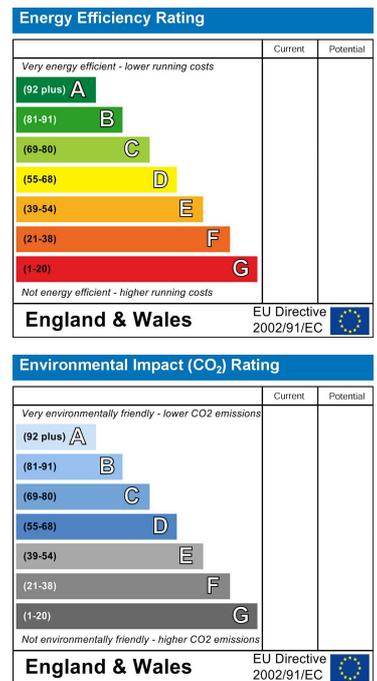
Floor Plan



Area Map



Energy Efficiency Graph



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