



**Brynderwen, Cilfynydd,
Pontypridd, Rhondda Cynon
Taf, CF37 4EX.**

**FOR SALE
£210,000**



- **SOUTH FACING REAR GARDEN**
- **SEMI DETACHED WITH TWO BEDROOMS**
- **GARAGE WITH DRIVEWAY FOR UP TO 2 CARS**



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Property Description

A two-bedroom semi-detached property situated in the sought-after residential area of Cilfynydd, Pontypridd. Ideally positioned, the home is within easy reach of local amenities, well-regarded schools, and excellent transport links, making it a convenient choice for a range of buyers.

The property benefits from off-road parking to the front of the garage, along with a pleasant front garden and steps leading to the entrance. To the rear is a south-facing, enclosed garden offering a good degree of privacy, featuring a patio seating area and lawn, ideal for outdoor relaxation.

Internally, the accommodation comprises an entrance hall with tiled flooring and access to a comfortable lounge, which provides stairs to the first floor and a door through to the kitchen. The kitchen is fitted with a range of grey units, work surfaces, and space for appliances, along with direct access to the rear garden.

To the first floor are two bedrooms and a bathroom fitted with a modern three-piece suite. Bedroom one benefits from fitted wardrobes, while bedroom two overlooks the rear garden. The landing also provides loft access via a pull-down ladder and useful storage.

Cilfynydd is a popular village location just a short distance from Pontypridd town centre, offering a strong sense of community along with a range of local shops, schools, and services. The area is well connected for commuters, with easy access to major road links and regular public transport into Pontypridd, Cardiff, and surrounding valleys.

This property would make an ideal purchase for first-time buyers, investors, or those looking to downsize, offering great potential in a desirable location.

ENTRANCE HALL

1.34 m x 0.94 m

Accessed via a coloured composite front door, the entrance hall offers tiled flooring, emulsion-finished walls and a textured artex ceiling. The space also benefits from a radiator, electric fuse board, and a fitted alarm system. Door leads through to the lounge.



LOUNGE

5.34 m x 3.87 m

A comfortable living space featuring an emulsion ceiling with coving, emulsion walls and carpeted flooring. The room benefits from two radiators and power points, with stairs leading to the first floor and a door through to the kitchen.



KITCHEN

3.85 m x 2.73 m

Fitted with a range of base and wall units in grey with complementary work surfaces. Incorporating a coloured sink unit, the kitchen also offers space and plumbing for an automatic washing machine, along with a freestanding cooker and extractor hood above. Further features include a radiator and power points, emulsion walls with tiled splashbacks around the work surfaces, and one wall finished with half panelling. The ceiling has a textured artex finish and there is a uPVC window and door providing access to the rear.



LANDING

Featuring a textured artex ceiling, emulsion walls, and carpeted flooring. The space includes a radiator with a decorative cover and provides access to the loft via a pull-down ladder. Doors lead to the bathroom and both bedrooms.



UPSTAIRS BATHROOM

2.93 m x 1.45 m

Fitted with a modern three-piece suite comprising a bath with shower over, wash hand basin set within a vanity unit, and low-level WC. The room features a textured artex ceiling, emulsion walls with tiling to splashback areas, and a radiator. There is also a built-in cupboard housing the hot water cylinder, along with additional storage space. A uPVC window to the side with frosted glass provides natural light and privacy.



BEDROOM 1

3.89 m x 2.90 m

A good-sized bedroom featuring a textured artex ceiling, emulsion walls, and carpet flooring. The room benefits from a radiator, power points, and fitted wardrobes providing useful storage. A uPVC window to the front allows in natural light.



BEDROOM 2

3.85 m x 2.75 m

Featuring a textured artex ceiling, emulsion walls, and carpet flooring. The room benefits from a radiator, power points, and a uPVC window to the rear providing natural light.



EXTERIOR

To the front of the property there is a lawned garden with steps leading up to the front door. To the side sits a garage with an up and over door, with off-road parking positioned in front providing space for two vehicles.

The rear garden is south facing and enjoys a good degree of privacy, featuring a paved patio seating area and a lawn, all enclosed by fencing. Wooden storage shed. There is also side access via a wooden gate leading back to the front of the property.









EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			87
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			

FLOORPLAN



Misdescriptions Act 1991

The Agent has not tested any apparatus, equipment fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the tenure of a property are based on information supplied by the seller. The Agent has not had sight of the documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Data Protection Act 1998

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