



**Dan-Y-Cribyn, Ynysybwl,
Pontypridd, CF37 3ET.**

FOR SALE
£105,000



- **THREE BEDROOMS**
- **SOLD WITH NO CHAIN**
- **EXCELLENT POTENTIAL FOR UPDATING**



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Property Description

We are pleased to offer for sale this three-bedroom terraced home, situated in a quiet residential location in Ynysybwl. The property is deceptively spacious throughout and, whilst it does require some updating, it would make an ideal family home, offering generous accommodation over two floors and a layout that lends itself well to modern family living. The property is offered for sale with vacant possession and no onward chain.

The accommodation briefly comprises an entrance hall, a long galley-style kitchen with access to the lounge, a generous lounge with archway leading through to the dining room, and rear access to the garden. To the first floor are three well-proportioned double bedrooms and a family wet room.

Externally, the property benefits from a front patio area and a rear garden with steps leading to a further patio seating area, enclosed by mature hedging providing a good degree of privacy.

Located in Ynysybwl, CF37 3ET, the property is set within a popular village community offering a range of local amenities including shops, primary schooling and leisure facilities. The area is well served by transport links, providing easy access to nearby towns such as Pontypridd and Aberdare, along with access to road networks for commuters. Surrounded by scenic countryside and valley walks, Ynysybwl offers a balance of village living with convenient access to wider facilities.

This is a well-proportioned home offering excellent space and potential in a quiet and established residential setting.

ENTRANCE HALL

Entrance via a white uPVC front door. Textured ceiling, wallpapered walls and carpet flooring. Radiator. Stairs leading to the first floor. Doors provide access to the kitchen and the remainder of the ground floor accommodation.



KITCHEN

5.68 m x 2.06 m

A long galley-style kitchen fitted with a range of white wood-effect base units complemented by work surfaces. Stainless steel sink and drainer unit. Space and plumbing for an automatic washing machine. Freestanding cooker with extractor hood above. Emulsion ceiling, wallpapered walls and vinyl flooring. Radiator and power points. uPVC window and a further uPVC door to the front of the property. Door leading to the lounge.



The kitchen offers excellent scope for updating and enhancement, providing purchasers with the opportunity to create a space to suit their own tastes and requirements.

LOUNGE

6.48 m x 3.45 m

A generously proportioned lounge offering excellent living space. Slightly textured ceiling, wallpapered walls and laminate flooring. Decorative fireplace with wooden surround housing a gas fire, creating an attractive focal point to the room. Radiator with decorative cover and power points. Archway leading through to the dining room, enhancing the flow of the living accommodation. Large uPVC window to the rear allowing for plenty of natural light.



DINING ROOM

3.40 m x 2.17 m

A well-proportioned dining room offering ample space for a family dining table and chairs. Lightly textured ceiling, wallpapered walls and laminate flooring. Radiator and power points. uPVC window and uPVC door providing access to the rear garden.



LANDING

Lightly textured ceiling, wallpapered walls and carpet flooring. Attic access. Doors lead to three bedrooms, the wet room and a useful storage cupboard housing the combi boiler.



BEDROOM 1

3.87 m x 3.51 m

A good-sized double bedroom featuring a lightly textured ceiling, wallpapered walls and carpet flooring. Radiator and power points. Built-in storage cupboard providing useful storage space. uPVC window to the rear.



BEDROOM 2

3.87 m x 2.13 m

A further well-proportioned double bedroom featuring a lightly textured ceiling, wallpapered walls and carpet flooring. Radiator and power points. Built-in storage cupboard providing additional storage space. uPVC window to the rear.



BEDROOM 3

3.44 m x 3.06 m

A well-proportioned third double bedroom featuring a lightly textured ceiling, emulsion walls with one wallpapered feature wall, and exposed floorboard flooring. Radiator and power points. uPVC tilt-and-turn window to the rear.



UPSTARIS WETROOM

2.18 m x 1.73 m

Fitted wet room comprising a wall-mounted shower, low-level WC and wash hand basin. Slightly textured ceiling with a combination of tiled and textured walls. Non-slip flooring. Radiator. uPVC window to the front elevation with frosted glazing.



EXTERIOR

To the front of the property there is a patio area, ideal for a bistro table and chairs, along with the benefit of an outdoor tap.

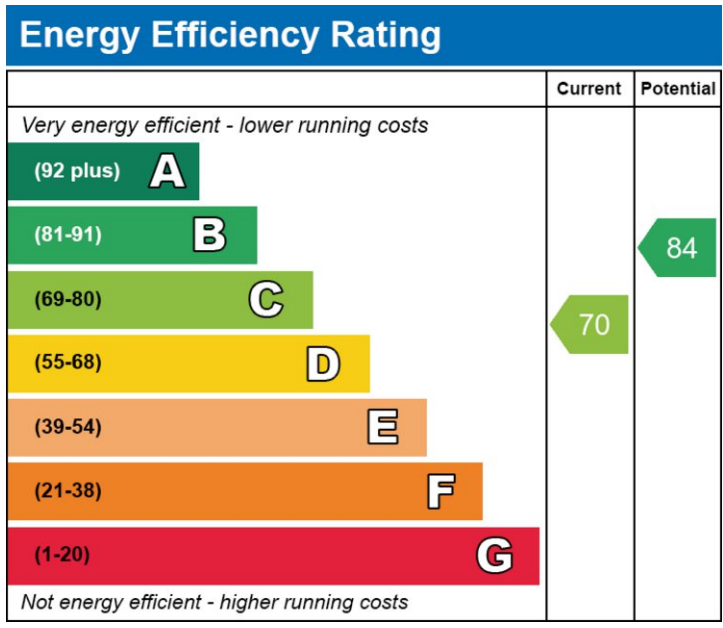
To the rear, steps lead up to a patio seating area, enclosed by mature hedging to either side, providing a good degree of privacy and a pleasant outdoor space for relaxing.







EPC



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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