



## 34 Graigwen Parc, Pontypridd, CF37 2EQ

### £310,000

Nestled in the charming area of Graigwen Parc, Pontypridd, this extended detached family home presents an excellent opportunity for those seeking a spacious and versatile property. Boasting four well-proportioned bedrooms, this residence is perfect for families or those who desire extra space.

Upon entering, you are greeted by a large living room that flows seamlessly into a dining room & conservatory, creating an inviting atmosphere for both relaxation and entertaining. The kitchen is equipped with essential appliances, making it a practical space for culinary endeavours. The property also features a bathroom & utility/shower room, ensuring convenience for all family members.

Outside, the front and rear gardens provide a delightful outdoor space, ideal for enjoying the fresh air or hosting gatherings. The property includes off-road parking for two vehicles, adding to the convenience of this family home.

Situated just minutes from picturesque country walks and the vibrant town centre, this location offers a perfect blend of tranquillity and accessibility. With its excellent potential and spacious layout, this home is a wonderful opportunity for anyone looking to settle in a welcoming community.



### Entrance

Double glazed entrance door.

### Hallway



Double glazed window to front, radiator, coved ceiling, staircase to first floor.

### Kitchen 14'7" x 8'8" (4.47 x 2.65)



Fitted with a range of matching base and wall cupboards with tiled splash backs, inset sink, electric oven and hob, integral fridge and dishwasher, tiled floor, double glazed window to front and half glazed door to side.

### Living Room 20'1" x 13'10" (6.14 x 4.23)



An excellent size, extended main reception room with double glazed window to rear, two radiators, coved ceiling, fireplace with fitted electric fire, glazed double doors leading into dining room.

### Dining Room 11'5" x 8'8" (3.48 x 2.66)



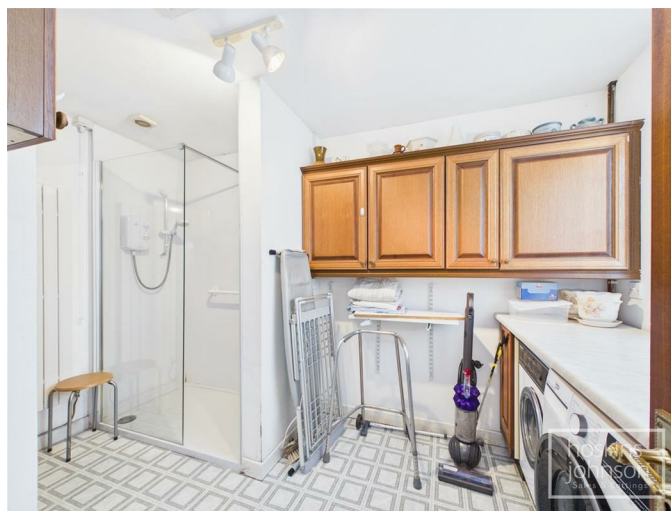
Radiator, coved ceiling, open plan to conservatory.

### Conservatory 10'0" x 7'8" (3.05 x 2.34)



Double glazed windows, french doors leading out to the garden, tiled floor.

### Utility/Shower Room 11'7" x 7'1" (3.54 x 2.17)



Space for washing machine and tumble drier, storage cupboards, walk in shower cubicle, modern, vertical radiator, double glazed window to front.

### First Floor Landing

Double glazed window to side, coved ceiling, attic access, airing cupboard with gas combination boiler.

### Bedroom 1 11'9" x 10'11" (3.59 x 3.34)



Double glazed window to rear, radiator, coved ceiling, built in wardrobes.

### Bedroom 2 10'9" x 9'11" (3.28 x 3.03)



Double glazed window to front, radiator, coved ceiling, built in wardrobes.

Bedroom 3 10'2" x 8'2" (3.12 x 2.50)



Double glazed window to rear, radiator, coved ceiling.

Bedroom 4 10'3" x 6'11" (3.13 x 2.11)



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

#### Bathroom

Three piece suite in white comprising panelled bath with shower mixer tap, wc, wash hand basin and vanity unit, radiator, tiled walls and floor, double glazed window to side.

#### Outside



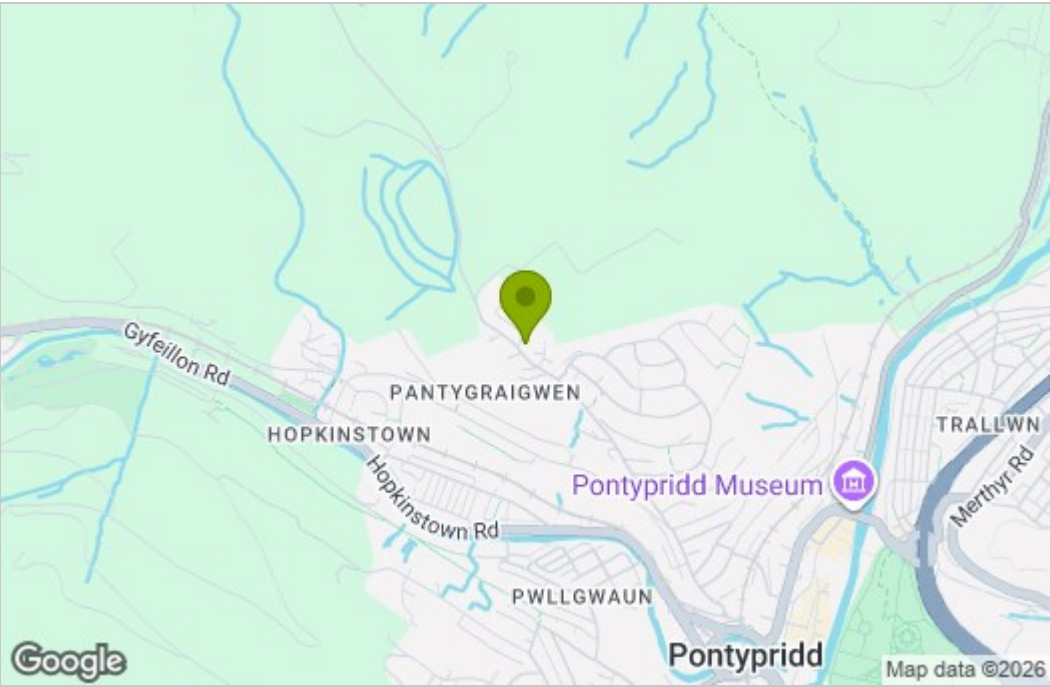
Gravelled front garden with mature bushes and brick pavia drive providing off road parking.

Side pedestrian access leads into a sunny rear garden with paved seating areas and storage.

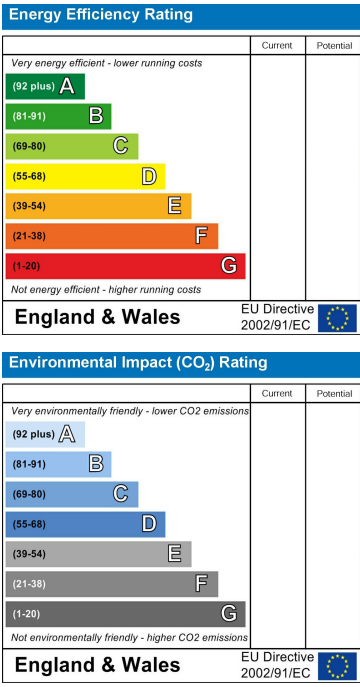
Floor Plan



Area Map



Energy Efficiency Graph



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