



**25 Lan Close, Pontypridd, CF37 2HB**  
**£246,500**

Nestled in the sought-after residential area of Graigwen, Pontypridd, this charming semi-detached house on Lan Close offers a delightful blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space.

Upon entering, you are welcomed into an open plan lounge and dining area, creating a warm and inviting atmosphere perfect for both relaxation and entertaining. The modern kitchen is thoughtfully designed, providing a functional space for culinary pursuits.

The property boasts a large driveway that accommodates multiple vehicles, ensuring ample off-road parking. Additionally, a garage adds further convenience for storage or vehicle protection.

One of the standout features of this home is its proximity to local wooded walks, allowing residents to enjoy the beauty of nature just minutes from their doorstep. Furthermore, the town centre is easily accessible, offering a variety of shops, cafes, and amenities to cater to your everyday needs.

This semi-detached house in Graigwen presents an excellent opportunity for those looking to settle in a vibrant community while enjoying the comforts of modern living. Don't miss the chance to make this lovely property your new home.

## Entrance Hall



Double glazed entrance door, double glazed window to front, staircase to first floor, radiator.

Lounge 13'5" x 11'10" (4.10 x 3.63)



Double glazed window to front, fireplace with fitted electric fire, understairs storage, open plan to dining area.

Dining Area 10'2" x 8'5" (3.10 x 2.57)



Double glazed french doors leading out to the garden, radiator.

Kitchen 9'11" x 8'0" (3.04 x 2.45)



Fitted with grey gloss base and wall cupboards with tiled splash backs, stainless steel sink unit, electric cooker point, space for washing machine and fridge/freezer, tiled floor, radiator, double glazed window and door to rear.

## First Floor Landing



Attic access, airing cupboard with gas combination boiler.

Bedroom 1 12'8" x 10'0" (3.88 x 3.06)



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

Bedroom 2 10'0" x 9'3" (3.05 x 2.84)



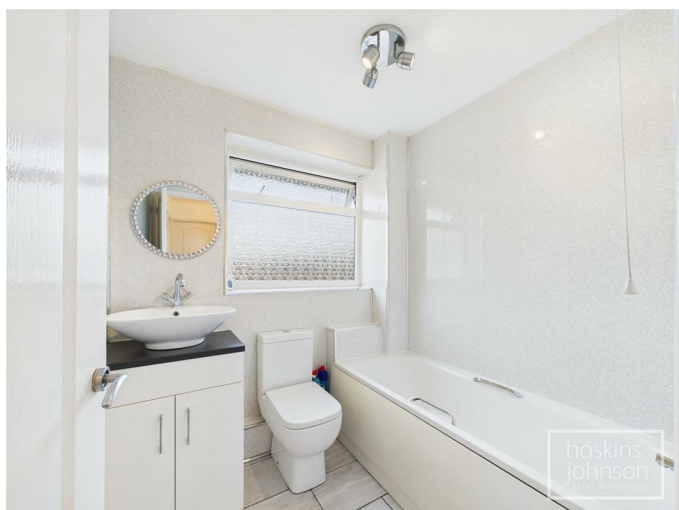
Double glazed window to rear, radiator, coved ceiling, laminated wood flooring.

### Bedroom 3 7'10" x 6'7" (2.39 x 2.02)



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

### Bathroom



Three piece suite in white and comprising panelled bath, wc, wash hand basin, panelled walls, chrome heated towel rail, double glazed window to rear.

### Outside

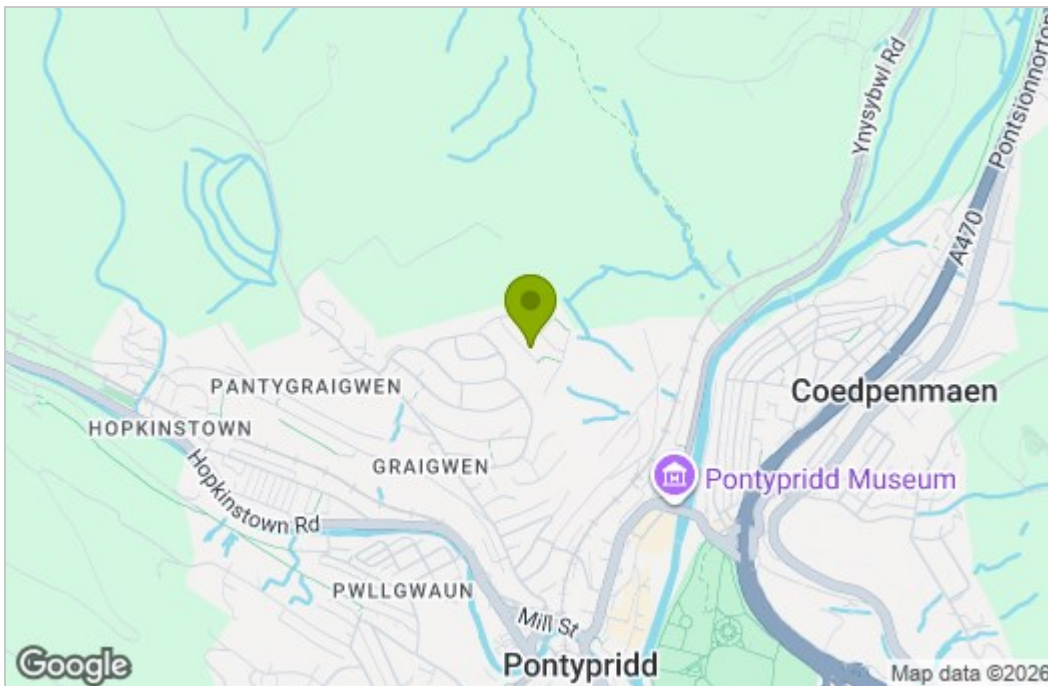


Front garden with artificial grass and gravelled area.  
Good size drive providing off road parking and giving access to garage.  
Rear garden with artificial grass, bushes and views over the surrounding area.

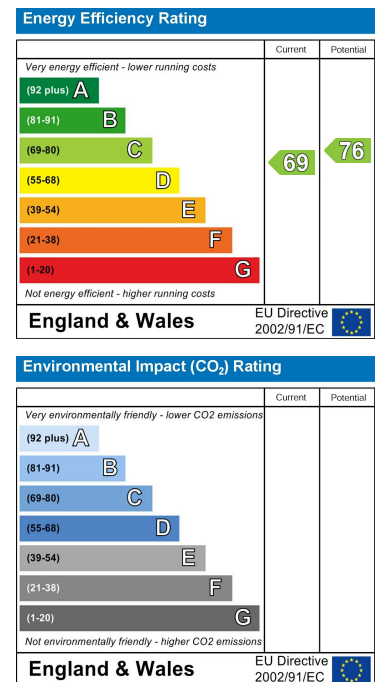
# Floor Plan



# Area Map



# Energy Efficiency Graph



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