



Whiterock Drive

Graigwen Pontypridd, CF37 2HA

£310,000

- NO ONWARD CHAIN
- THREE BEDROOMS
- CONSERVATORY TO REAR
- WELL PRESENTED
- STUNNING VIEWS TO REAR
- EN-SUITE TO BEDROOM ONE

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**** NO ONWARD CHAIN * STUNNING VIEWS TO REAR * OFF ROAD PARKING * WELL PRESENTED * CONSERVATORY TO REAR * THREE BEDROOMS * EN-SUITE TO BEDROOM ONE ****

Situated in the ever-popular Graigwen area of Pontypridd, this attractive three-bedroom semi-detached home enjoys an elevated position with breathtaking panoramic views from the rear garden – a truly standout feature of the property.

The spacious ground floor accommodation comprises of an entrance hallway, lounge, dining room, sitting room, kitchen, bathroom, and a conservatory to the rear, perfectly positioned to make the most of the stunning outlook. Upstairs, there are three well-proportioned bedrooms, with bedroom one benefiting from its own en-suite shower room.

Externally, the property offers generous gardens to both the front and rear, providing excellent outdoor space for entertaining or relaxing. The front of the property also benefits from off-road parking, completing this fantastic home in a highly sought-after location.

- Tenure: Freehold
Council Tax Band: D
Gross Annual Council Tax Charge: £2334.15
Parking: Off road via driveway
Water – Mains feed
Electricity - Mains feed
Sewerage - Connected to public sewer
Heating - Mains fed gas
Broadband Availability Checker - <https://checker.ofcom.org.uk/en-gb/broadband-coverage>
Mobile Phone Coverage Checker - <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Entrance Hallway

UPVC double glazed window and door to front, textured walls and ceiling, tiled flooring, radiator, doors to kitchen, bathroom, sitting room, dining room and under stairs storage, stairs to first floor landing.

Kitchen 10' 11" x 7' 5" (3.33m x 2.27m)

UPVC double glazed windows to front and side, UPVC double glazed door to side, plastered and tiled walls, plastered ceiling, tiled flooring, radiator, wall and base units with laminate work tops, sink unit with mixer tap, integrated oven and hob with over head extractor fan.

Bathroom 6' 2" x 7' 4" (1.87m x 2.24m)

UPVC double glazed window to side, tiled walls and flooring, plastered ceiling, radiator, W.C, wash hand basin, panelled bath with over head shower and glass side screen.

Sitting Room 7' 11" x 10' 8" (2.41m x 3.24m)

UPVC double glazed doors to conservatory, textured and papered walls, textured ceiling, carpet flooring, radiator, opening to dining room.

Dining Room 11' 0" x 14' 6" (3.36m x 4.43m)

UPVC double glazed windows and doors to rear, papered and textured walls, textured ceiling, carpet flooring, opening to lounge.

Lounge 15' 5" x 11' 5" (4.71m x 3.49m)

UPVC double glazed window to front, papered walls, textured ceiling, carpet flooring, radiator.

Conservatory 11' 3" x 13' 1" (3.44m x 4.00m)

UPVC double glazed windows and doors to rear, plastered walls, tiled flooring, radiator.

First Floor Landing

UPVC double glazed window to rear, textured walls and ceiling, carpet flooring, doors to three bedrooms.

Bedroom One 12' 11" x 10' 9" (3.93m x 3.28m)

UPVC double glazed window to front, papered walls, textured ceiling, carpet flooring, opening to en-suite.

En-suite 4' 4" x 9' 4" (1.33m x 2.84m)

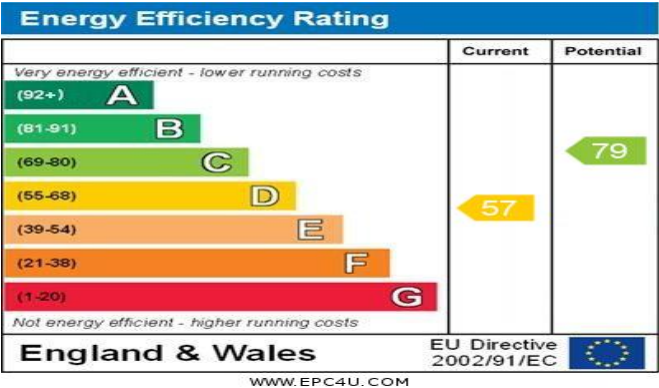
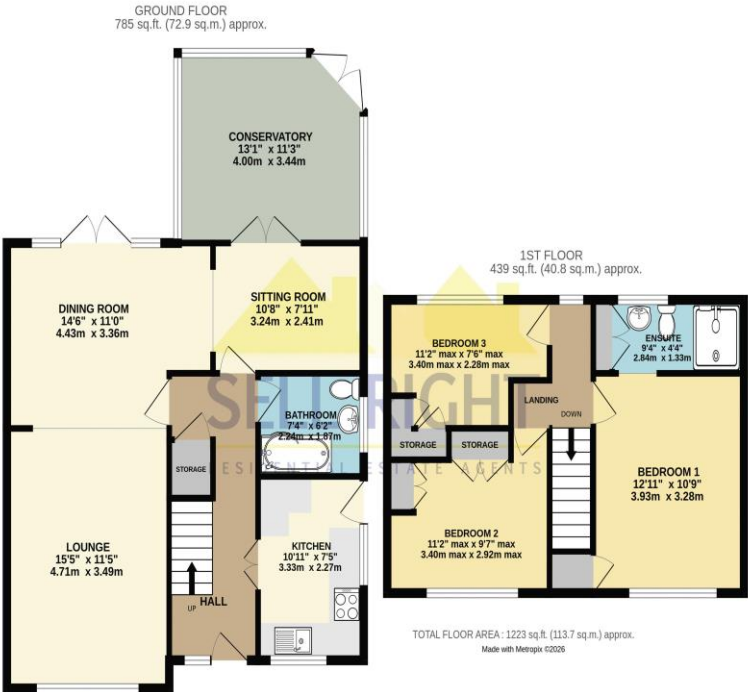
UPVC double glazed window to rear, tiled walls and flooring, plastered ceiling, chrome towel rail radiator, W.C, wash hand basin, shower cubicle.

Bedroom Two 9' 7" max x 11' 2" max (2.92m max x 3.40m max)

UPVC double glazed window to front, plastered walls and ceiling, carpet flooring, radiator.

Bedroom Three 7' 6" max x 11' 2" max (2.28m max x 3.40m max)

UPVC double glazed window to rear, plastered walls, textured ceiling, carpet flooring, radiator.



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