



1 Dan Y Bryn Villas, Pontypridd, CF37 1SA

£165,000

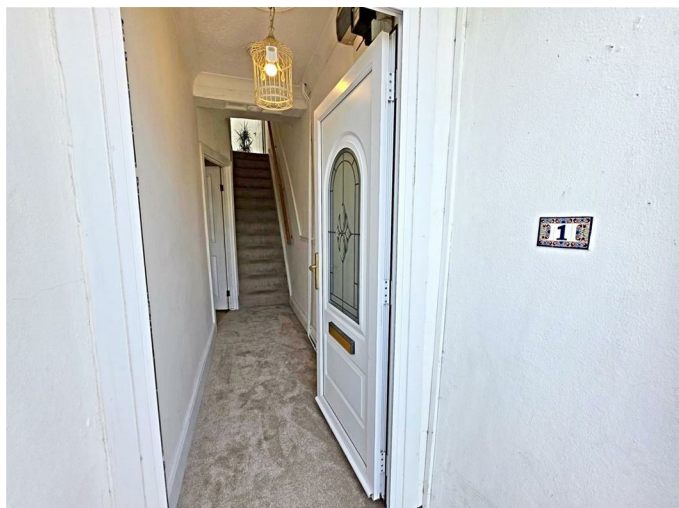
Nestled in the tranquil setting of Dan Y Bryn Villas in Treforest, this charming end-terraced house offers a delightful blend of comfort and modern living. With three bedrooms, this property is perfect for families or those seeking extra space. The useful attic area provides an excellent opportunity for a home office or additional storage, catering to the needs of contemporary life. The modern first-floor bathroom is thoughtfully designed, complete with a separate shower cubicle, and along with the ground floor utility/wc ensures convenience for all residents.

The heart of the home is the spacious bay-fronted lounge/diner, which features a cosy log burner, creating a warm and inviting atmosphere for relaxation and entertaining.

The kitchen/breakfast room is a practical space, offering ample room for a dining table, making it ideal for family meals or casual gatherings. The pleasant garden space outside is a true highlight, featuring a patio area, lush lawns, and well-maintained bushes and shrubs, providing a serene outdoor retreat just minutes from local amenities.

This property not only boasts far-reaching views over the surrounding area but also benefits from its quiet location, making it a perfect sanctuary for those looking to escape the hustle and bustle of everyday life. With its combination of modern features and charming character, this end-terraced house is a wonderful opportunity for anyone looking to settle in a peaceful yet accessible part of Pontypridd.

Entrance Hall



Double glazed entrance door, radiator, coved ceiling, staircase to first floor.

Lounge/Diner 24'1" x 13'1" max 12'2" min (7.35 x 3.99 max 3.71 min)



Double glazed bay window to front, two radiators, coved ceiling, laminated wood flooring, fireplace with fitted log burner.

Kitchen/Breakfast Room 16'3" x 9'11" (4.97 x 3.03)



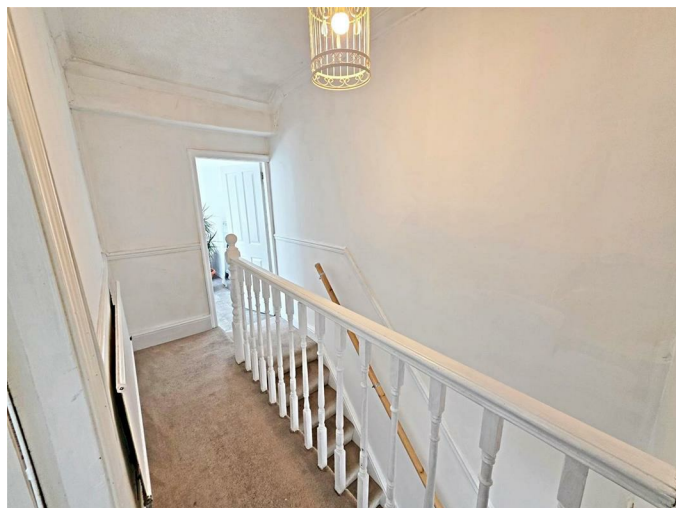
Fitted with modern, white base cupboards, electric cooker point, stainless steel sink unit, space for fridge/freezer and washing machine, radiator, coved ceiling, double glazed window to side, french doors leading out to garden.

Utility/WC



WC, sink wall mounted gas combi boiler, space for tumble drier, radiator, double glazed window and half glazed door to side.

First Floor Landing



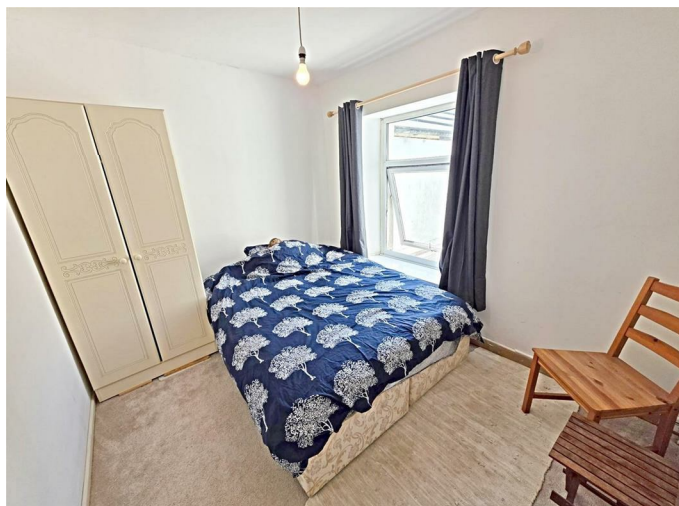
Coved ceiling, access to bedrooms and bathroom.

Bedroom 1 11'10" x 8'9" (3.63 x 2.68)



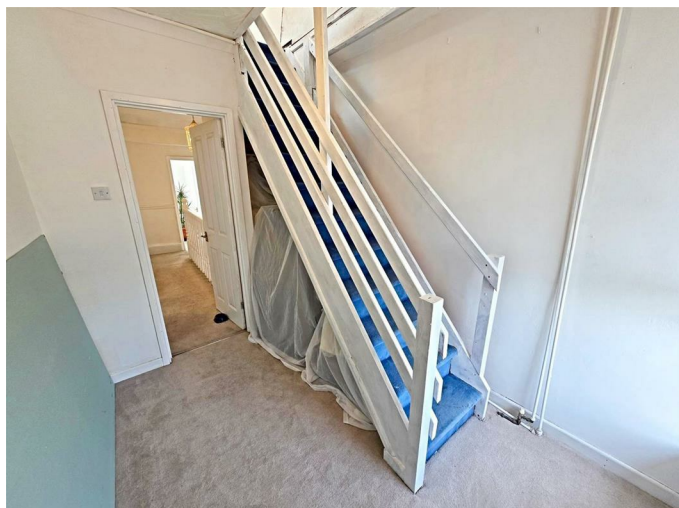
Double glazed window to front, radiator, coved ceiling.

Bedroom 2 10'6" x 8'6" (3.21 x 2.60)



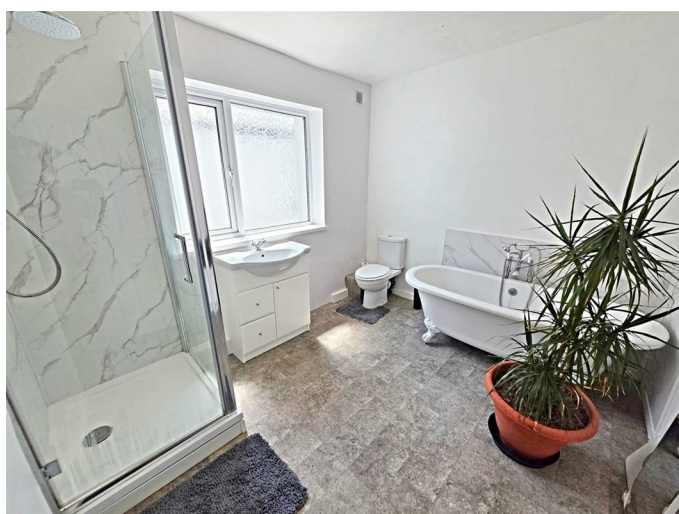
Double glazed window to rear, radiator.

Bedroom 3 9'0" x 6'11" max (2.75 x 2.13 max)



Double glazed window to front, coved ceiling, staircase to attic space.

Bathroom



Modern suite in white, comprising freestanding bath with shower mixer tap and panelled splash backs, wc,

wash hand basin, panelled shower cubicle, radiator, double glazed window to side.

Attic Space 16'1" x 10'2" (4.92 x 3.12)



Useful attic space, ideal for home office or storage. Skylights to front and rear, radiator, ceiling spotlights and eaves storage space.

Outside

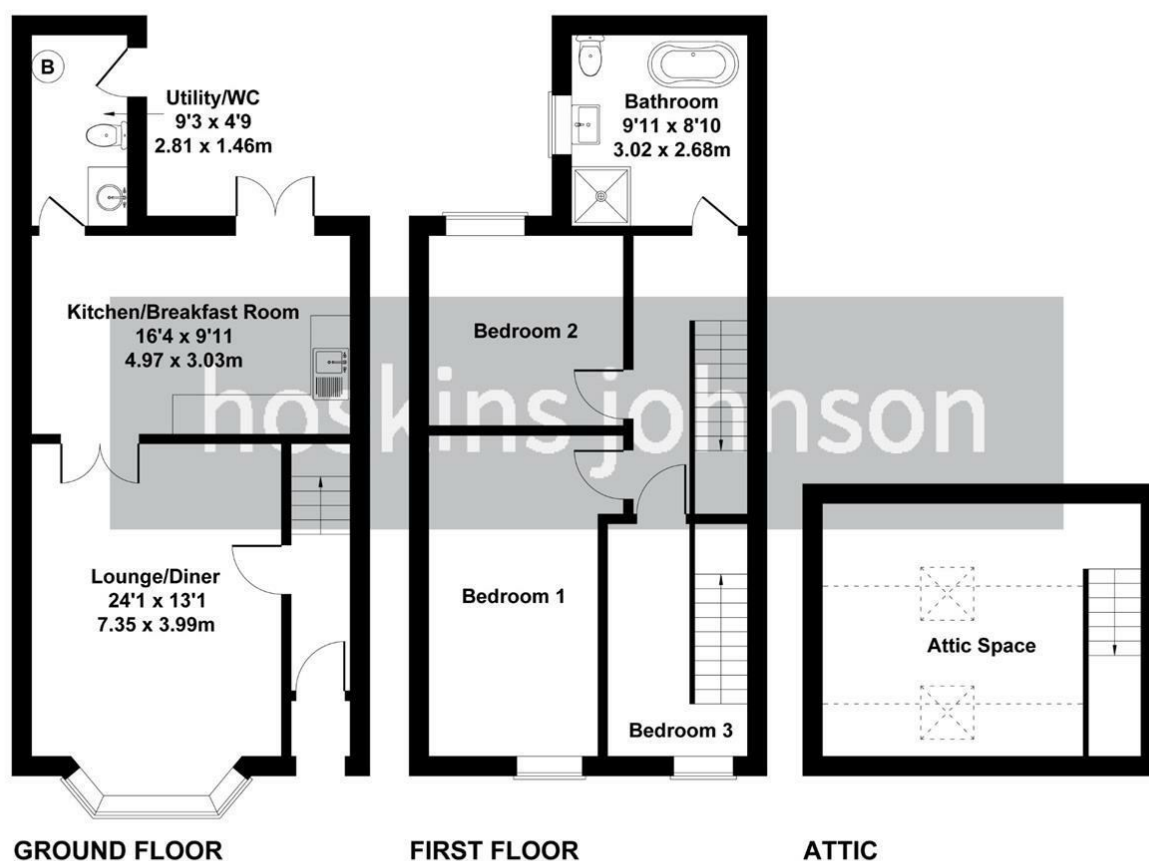


Front garden with bushes and shrubs. Side access leads into a pleasant garden with patio, dry stone walling, lawn & bushes/shrubs.

Floor Plan

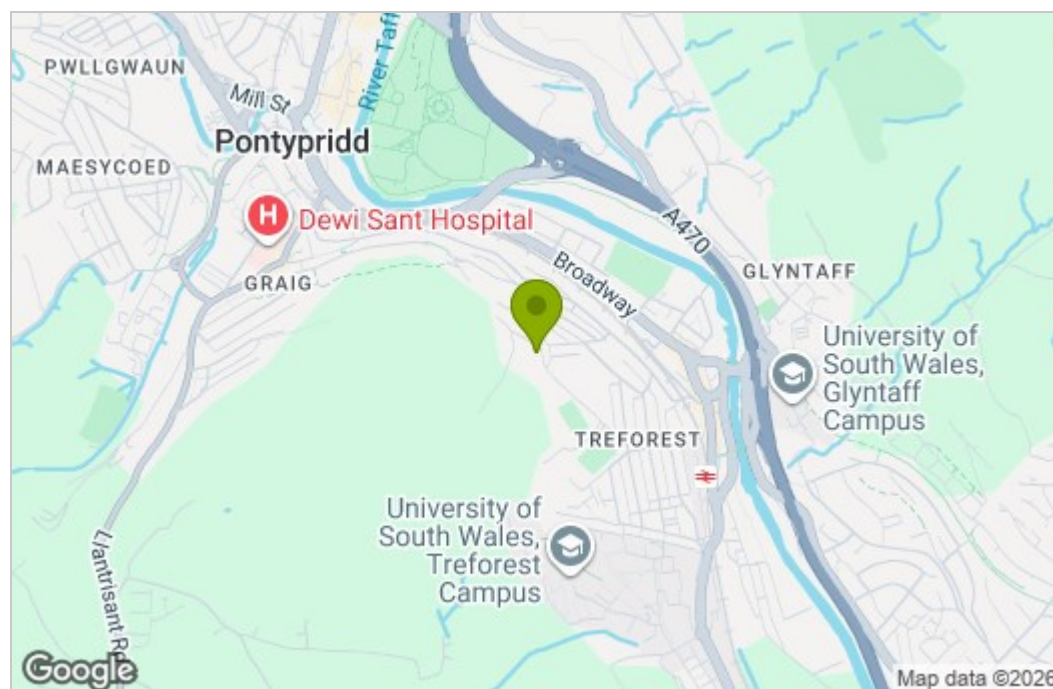
1 Dan Y Bryn Villas

Approximate Gross Internal Area
1173 sq ft - 109 sq m



Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		51	78
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating			
		Current	Potential
Very environmentally friendly - lower CO₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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