



74 DAN-Y-CRIBYN

PONTYPRIDD, CF37 3ET

£115,000
FREEHOLD

Three Bedroom mid Terraced property situated in the village of Ynysybwl, Pontypridd.
Easy access to transport links, ideal for families, situated in a quiet location.



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- 3 spacious bedrooms • bathroom • reception room • situated in Pontypridd • 947 sq ft of space • Close to local amenities • Easy access to transport links • Ideal for families • Quiet location in Ynysybwl



Living Room

A spacious living room brightened by a large window, offering a warm atmosphere. The floor is laid with wooden laminate, adding a natural texture to the space. The room is well-proportioned, ideal for both relaxing and entertaining.

Kitchen

A kitchen fitted with a range of cabinets and work surfaces on both sides, creating ample storage and preparation space. Appliances include an oven and space for a washing machine, all set against walls painted a sunny shade of yellow. A window lets in natural light, enhancing the cheerful and practical environment.

Utility

This utility room provides practical additional storage and workspace, with enough room for larger appliances and household tasks. Natural light flows in from a window, making the space bright and functional.

Bedroom 1

A main bedroom featuring a window that allows daylight to fill the room. The space is comfortably sized to accommodate a double bed and essential bedroom furniture.

Bedroom 2

A smaller bedroom with a single window and enough space for essential bedroom furniture or use as a study. The room benefits from natural light and presents a versatile space for different needs.

Bedroom 3

Another double bedroom with a window offering natural light. The room is a comfortable size, suitable for various bedroom layouts and personalisation.

Bathroom

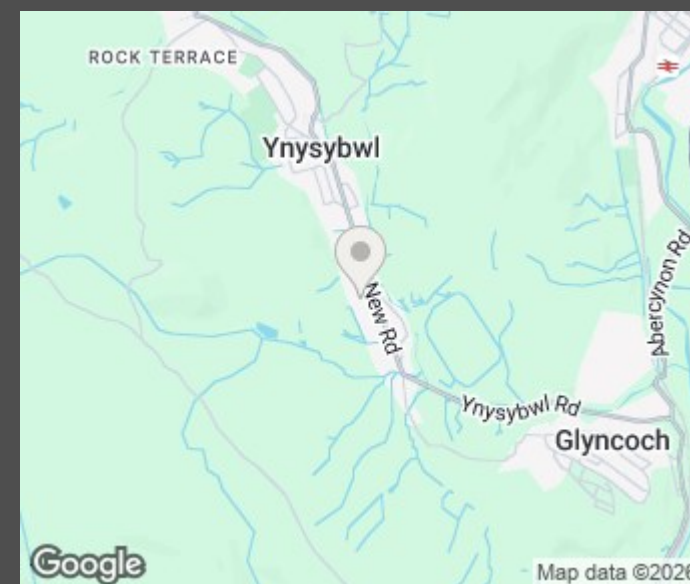
A bathroom fitted with a bath, toilet, and pedestal sink. The walls are partly tiled, and a window provides natural light and ventilation, creating a simple and practical space for daily use.

Rear Garden

An enclosed rear courtyard garden laid mainly to paving, offering a private outdoor space ideal for seating and outdoor dining.

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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		
England & Wales EU Directive 2002/91/EC		

EPC Rating: C Council Tax Band: A

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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