



42 Church Street, Pontypridd, CF37 3LB

£165,000

Located on Church Street in this ever popular village of Ynysybwl, this delightful extended mid-link house offers a perfect blend of comfort and modern living. With stunning views over the surrounding hills, this property is an ideal retreat for families and individuals alike.

Upon entering, you are welcomed into a spacious lounge featuring a cosy log burner, perfect for those chilly evenings. The heart of the home is undoubtedly the open-plan kitchen and dining/garden room, which boasts bi-fold doors that seamlessly connect the indoor space with the lovely flat garden outside. This design not only enhances the natural light but also creates an inviting atmosphere for entertaining guests or enjoying family meals.

The property comprises three well-proportioned bedrooms, providing ample space for relaxation and rest. The bathroom is conveniently located to serve the needs of the household.

The outdoor space is equally impressive, featuring a beautifully maintained garden with a covered terraced seating area, ideal for alfresco dining or simply enjoying the tranquil surroundings. The lawns offer a perfect play area for children or a serene spot for gardening enthusiasts.

Conveniently located just minutes from local shops, schools, cafes, and a welcoming pub, this home is perfectly positioned for those who appreciate community living. Additionally, the nearby country walks provide an excellent opportunity for outdoor activities and exploration.

Entrance Lobby

Double glazed entrance door, radiator, laminated wood flooring, staircase to first floor.

Living Room 13'9" x 12'6" (4.20 x 3.83)



Double glazed window to front, radiator, coved ceiling, laminated wood flooring, tiled firegrate with fitted log burner.

Kitchen 10'7" x 8'0" (3.25 x 2.45)



Fitted with cream base and wall cupboards with tiled splash backs, stainless steel sink unit, gas hob and electric oven with extractor hood above, space for under counter fridge, freezer and washing machine, tiled floor, radiator, open plan to dining/garden room.

Dining/Garden Room 10'3" x 8'8" (3.14 x 2.65)

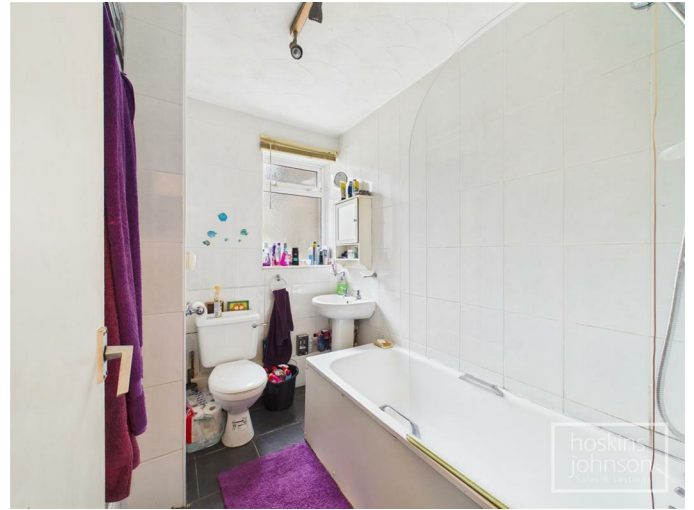


Double glazed bi fold doors leading out to rear garden, two skylights, radiator, tiled floor.

Rear Lobby

Tiled walls and floor, understairs storage recess.

Bathroom



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

First Floor Landing

Access to the three bedrooms.

Bedroom 1 13'9" x 10'10" (4.20 x 3.31)



Two double glazed windows to front, radiator, storage cupboard.

Bedroom 2 12'0" x 7'7" (3.66 x 2.33)



Double glazed window to rear, radiator, storage cupboard, attic access.

Bedroom 3 8'11" x 8'0" (2.74 x 2.45)



Double glazed window to rear, radiator, coved ceiling.

Outside

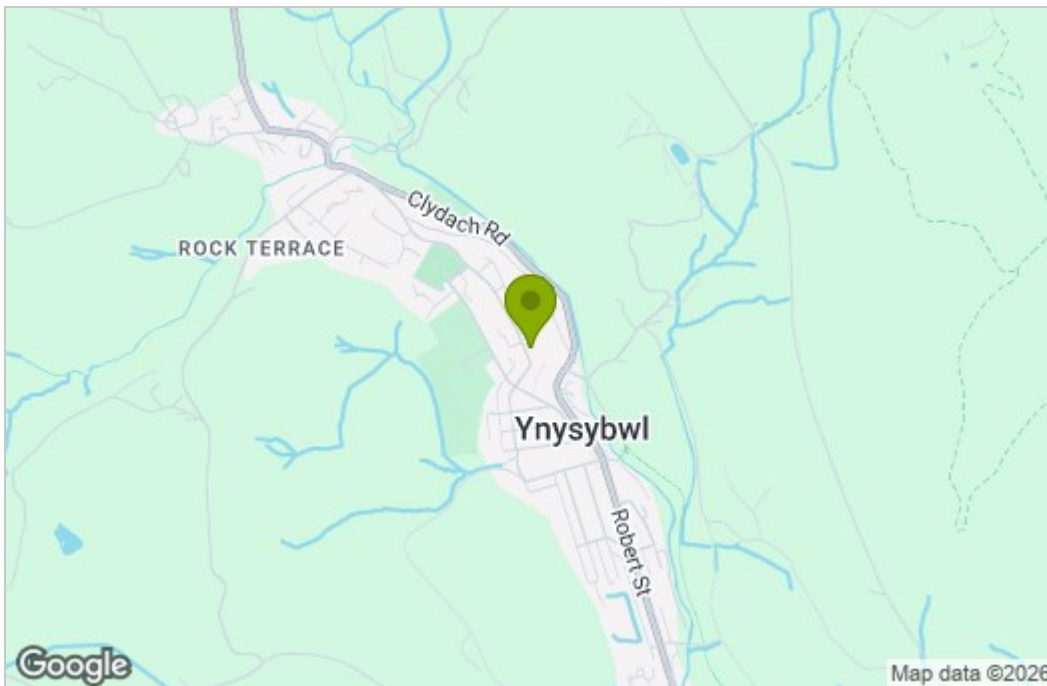


Lawned front garden with mature bushes.
An excellent size rear garden with covered decked terrace leading to lawned gardens with bushes and a further garden area beyond the hedge.

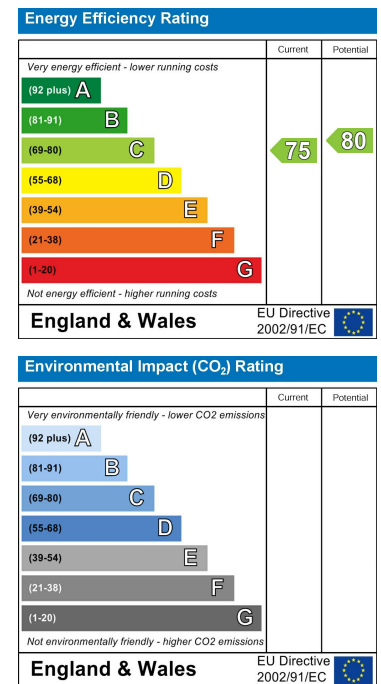
Floor Plan



Area Map



Energy Efficiency Graph



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