



Pen-Y-Mynydd

Coed-Y-Cwm Pontypridd, CF37 3JG

£379,950

- FOUR BEDROOMS
- STYLISHLY LANDSCAPED REAR GARDEN
- AMPLE OFF ROAD PARKING
- SUBSTANTIALLY SIZED CORNER PLOT
- MODERNISED TO HIGH STANDARD
- THREE RECEPTION ROOMS

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**** NO ONWARD CHAIN * STUNNING CORNER PLOT * FOUR BEDROOMS * THREE RECEPTION ROOMS * PANORAMIC VIEWS * STYLISH DECOR THROUGHOUT * MODERN COMBI BOILER ****

Situated in the highly sought-after Coed Y Cwm area of Pontypridd, this exceptional four-bedroom family home enjoys an elevated position with breath-taking, uninterrupted panoramic views across the surrounding countryside.

Beautifully presented throughout, the spacious accommodation comprises an entrance hallway, generous lounge, versatile additional reception room created from a garage conversion, dining room with double doors opening onto the rear garden, modern fitted kitchen with integrated appliances, utility room and ground floor W.C. Upstairs, a spacious landing leads to four well-proportioned bedrooms, including a stylish principal bedroom with en-suite shower room, alongside a contemporary family bathroom featuring traditional-style fittings and chrome accents.

Externally, the property benefits from a lawned front garden and ample off-road parking via a block-paved driveway. The standout feature is the stunning landscaped rear corner plot garden, thoughtfully arranged over tiers and offering a substantial raised resin-bound patio, block-paved seating areas, artificial lawn and attractive flower beds—perfect for entertaining while taking in the spectacular views. Please contact Sell Right Estate Agents to book your viewing on this stunning property.

Tenure: Freehold
 Council Tax Band: D
 Annual Gross Council Tax Charge: £2307.56
 Parking: Off road via driveway
 Water - Mains feed
 Electricity - Mains feed
 Sewerage - Connected to public sewer
 Heating - Mains fed gas via combi boiler
 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, plastered walls, textured ceiling, doors to lounge and sitting room.

Sitting Room 15' 9" x 8' 6" (4.81m x 2.59m)

UPVC double glazed window to front, plastered walls, textured ceiling, laminate flooring, radiator, door to lobby area.

Lobby Area

Plastered walls and ceiling, stairs to first floor landing, door to lounge.

Lounge 13' 9" x 13' 3" (4.19m x 4.05m)

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

Dining Room 10' 4" x 8' 0" (3.15m x 2.45m)

UPVC double glazed doors to rear garden, plastered walls and ceiling, laminate flooring, radiator, opening to kitchen.

Kitchen 10' 4" x 8' 6" (3.15m x 2.58m)

UPVC double glazed window to rear, plastered walls and ceiling, tiled flooring, radiator, wall and base units with laminate work tops, inset stainless steel sink unit, integrated appliances to include fridge/freezer, oven and gas hob with overhead extractor hood, door to utility room.

Utility Room 7' 7" x 4' 10" (2.30m x 1.47m)

UPVC double glazed window to side, UPVC double glazed door to rear garden, plastered walls and ceiling, tiled flooring, wall and base units with laminate work tops, stainless steel sink unit with mixer tap, door to downstairs W.C.

Downstairs W.C

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

First Floor Landing

UPVC double glazed window to side, plastered walls, textured ceiling, carpet flooring, loft access, doors to bathroom and four bedrooms.

Bathroom 7' 3" x 5' 11" (2.22m x 1.80m)

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

Bedroom One 13' 9" x 10' 2" (4.19m x 3.10m)

UPVC double glazed window to rear, plastered walls and ceiling, laminate flooring, radiator, door to en-suite.

En-suite 7' 6" x 4' 8" (2.28m x 1.41m)

UPVC double glazed window to rear, plastered and tiled walls, tiled flooring, pvc panelled ceiling, W.C, wash hand basin, walk in shower cubicle.

Bedroom Two 10' 6" x 9' 1" (3.20m x 2.76m)

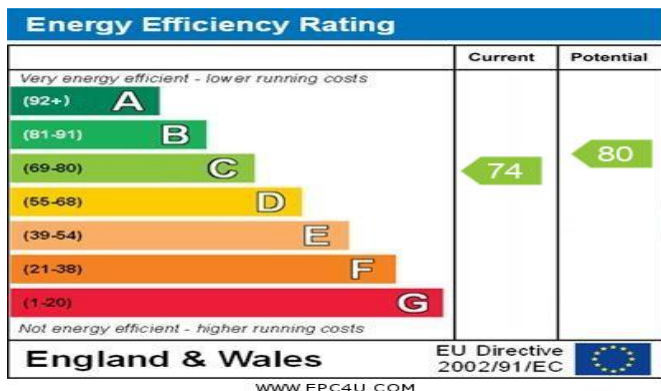
UPVC double glazed window to rear, plastered walls, textured ceiling, laminate flooring, radiator.

Bedroom Three 10' 6" x 7' 2" (3.20m x 2.19m)

UPVC double glazed window to front, plastered walls, textured ceiling, laminate flooring, radiator.

Bedroom Four 7' 3" x 8' 7" (2.22m x 2.62m)

UPVC double glazed window to front, plastered walls, textured ceiling, laminate flooring, radiator.



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Services: Sell Right have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.