



Hafan Heulog

Coed-Y-Cwm Pontypridd, CF37 3JJ

£350,000

- FOUR BEDROOMS
- STUNNING DECOR
- THREE RECEPTION ROOMS
- MODERN KITCHEN
- EN-SUITE TO BEDROOM ONE
- DESIRED LOCATION

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**** DESIRED LOCATION * FOUR BEDROOMS * EN-SUITE TO BEDROOM ONE * THREE RECEPTION ROOMS * PRIVATE REAR GARDEN * STUNNING VIEWS TO FRONT ****

Situated in the highly sought-after Coed-Y-Cwm area of Pontypridd, this impressive four-bedroom detached family home offers generous living space. The property welcomes you with an inviting entrance hallway leading to a versatile child's playroom, a spacious lounge, a separate dining room, and a contemporary kitchen complemented by a useful utility room and convenient downstairs W.C. — perfectly designed for modern family living. To the first floor, there are four well-proportioned bedrooms and a family bathroom, with bedroom one benefiting from its own en-suite facilities. Externally, the home enjoys breath-taking valley-side views to the front, along with off-road parking for multiple vehicles. To the rear, a well-maintained and private garden provides the ideal space for relaxation and outdoor entertaining. Please contact Sell Right Estate Agents to book your viewing on this stunning home.

- Tenure: Freehold
- Council Tax Band: D
- Gross Annual Council Tax Charge: £2208.59
- Parking: Off Street 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, plastered walls and ceiling, wood flooring, radiator, door to lounge.

Lounge 13' 10" x 13' 11" (4.22m x 4.24m)

UPVC double glazed window to front, plastered walls and ceiling, wood flooring, radiator, doors to inner hallway and dining room.

Dining Room 10' 3" x 8' 3" (3.13m x 2.52m)

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

Kitchen 10' 3" x 9' 1" (3.13m x 2.76m)

UPVC double glazed window to rear, plastered walls and ceiling, tiled flooring, radiator, wall and base units with solid wood work tops and tiled splash backs, stainless steel sink unit with mixer tap, integrated appliances include dishwasher, fridge, oven, grill, and gas hob with over head extractor hood, door to utility room.

Utility Room

UPVC double glazed window to side, UPVC double glazed door to rear, plastered walls and ceiling, tiled flooring, laminate work tops with tiled splash backs, door to downstairs W.C.

Downstairs W.C

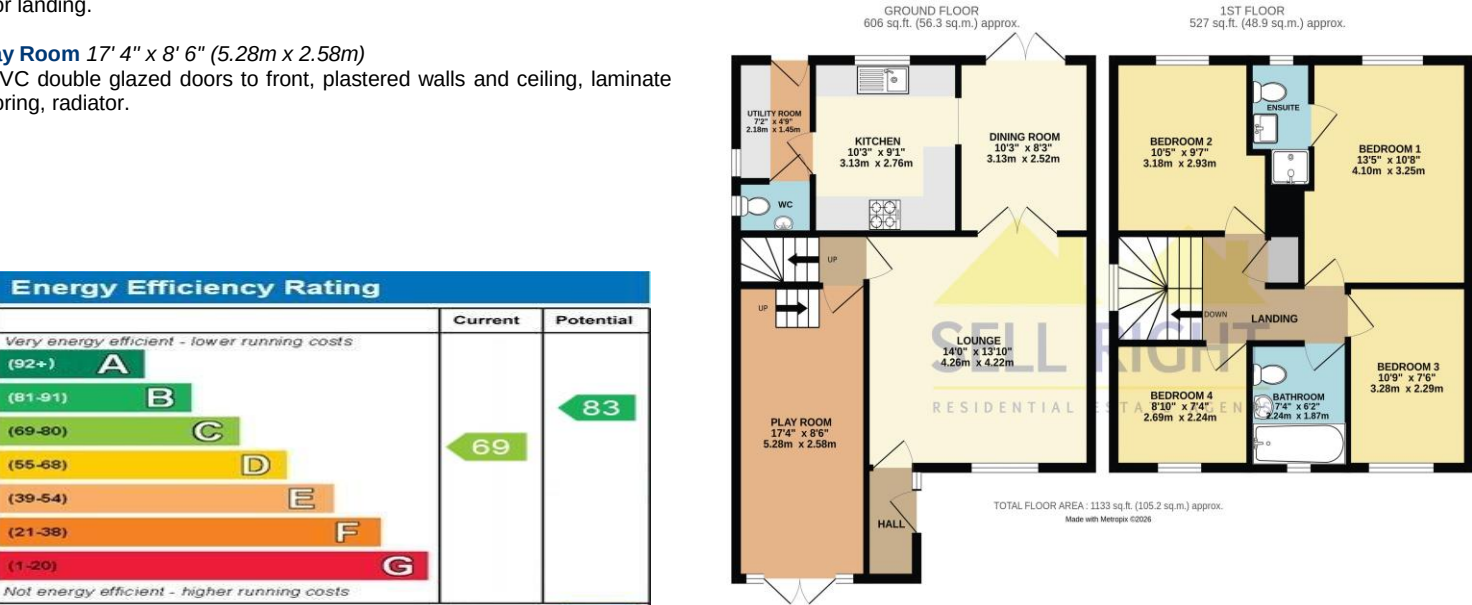
UPVC double glazed window to side, plastered walls and ceiling, tiled flooring, radiator, W.C, wash hand basin.

Inner Hallway

Plastered walls and ceiling, carpet flooring, door to play room, stairs to first floor landing.

Play Room 17' 4" x 8' 6" (5.28m x 2.58m)

UPVC double glazed doors to front, plastered walls and ceiling, laminate flooring, radiator.



DISCLAIMER
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Measurements: Sell Right take great care when measuring, but these approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture etc.

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.