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25 Clos Ynysddu
Pontyclun
Mid Glamorgan
CF72 9WQ

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Asking price **£389,995**

A very stylish three double-bedroom detached family home, extended and with a high-quality finish throughout. The property benefits from a double driveway, a side lawn with gated access to the rear garden, and is located in the ever-popular Ynysddu development, with Y Pant School, Pontyclun village and Talbot Green amenities all within easy reach.

Beautifully presented throughout to a high standard

Accommodation comprising entrance hall, front living room opening through to dining room, orangery/sunroom, fully fitted kitchen, separate utility/WC, three double bedrooms, a fitted ensuite to the main bedroom, and an additional family bathroom

Potential to reconfigure or extend (subject to the relevant permissions)

Double driveway to the front, with side lawn and access to the garage

Fully landscaped rear garden

Situated in a highly desirable development, a short walk from Y Pant Comprehensive School, the village of Pontyclun and the amenities of Talbot Green. The M4 corridor and train station are also easily accessible.





A very stylish three double-bedroom detached family home that has been extended to a high-quality finish throughout. The property features a double driveway, side lawn with gated access to the rear garden, and is in the sought-after Ynysddu development, close to Y Pant School, Pontyclun and Talbot Green.

A part-glazed composite front door opens into the **ENTRANCE HALL** with engineered oak flooring, ceiling light, and a glazed internal door leading to the:

SITTING ROOM Engineered oak flooring continues, with a central ceiling light, large window overlooking the front garden, double storage cupboard, and a white double arch opening into the:

DINING ROOM/OFFICE Matching flooring, fitted ceiling lights, and a wide opening leading to the:

ORANGERY Engineered oak flooring, multiple LED spotlights, dual-aspect windows overlooking the rear garden, and sliding double doors opening to the garden.

The **Wren-fitted KITCHEN** features ceramic tiled flooring, an excellent range of Shaker-style wall and base units, Minerva worktops, inset stainless steel sink with mixer tap, tiled splashbacks, and CDA integrated appliances including a microwave, induction hob with extractor, and fridge/freezer. Two rear-facing windows, a part-glazed side door and internal door to:

WC/UTILITY Ceramic tiled floor, spotlights, modern low-level WC, ceramic wash-hand basin with vanity storage, gloss white units with composite worktop, tiled surrounds, and a modern radiator.

Carpeted stairs rise to the first floor:

LANDING Hardwood spindle balustrade, LED spotlights, airing cupboard and attic hatch.

BEDROOM ONE Fully carpeted, LED spotlights, window overlooking the rear garden and Billy Wynt. Door to the **EN-SUITE SHOWER ROOM** with timber-effect flooring, LED spotlights, modern low-level WC, Burlington ceramic sink with vanity storage, fully tiled

double shower enclosure with mains-fed shower, sliding door and extractor fan.

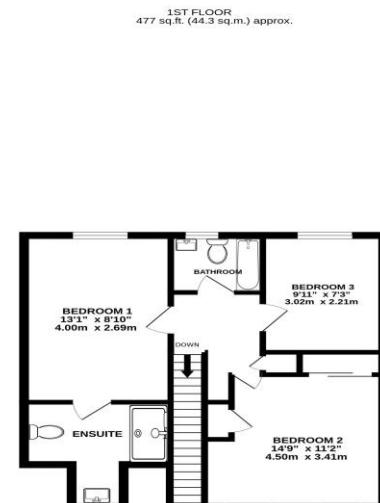
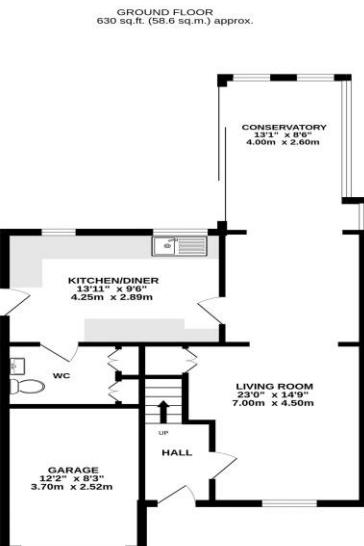
BEDROOM 2 Carpeted, LED spotlights, built-in double wardrobe with sliding doors, additional storage cupboard with hanging rail, and two windows overlooking the front.

BEDROOM THREE Fully carpeted, LED spotlight, and large rear-facing window.

FAMILY BATHROOM Ceramic tiled flooring, Burlington three-piece suite including wash-hand basin with vanity storage, low-level WC with marble top, fully tiled panelled bath with mains-fed shower, retractable screen, and frosted rear window.

Outside, the property enjoys a double driveway and a front lawn. The rear garden offers gated side access, a large, paved seating area, borders, level lawn, and fence/brick wall boundaries.

The **INTEGRAL GARAGE** includes power and lighting, boarded ceiling and manual up-and-over door, plus access to the fuse board. There is potential to extend or convert (subject to permissions).





Directions

From our Cowbridge office travel in an easterly direction up the High Street to the traffic lights. Turn left at the traffic lights and follow this road through Aberthin, Ystradowen, Talygarn and into Pontyclun, travel through the main shopping centre of Pontyclun and at the mini roundabout take the first turning then next left onto Ynysddu. Continue to the T-junction then turn right, continue without deviation where No.25 will be on your left hand side as indicated by our 'for sale' board.

What3Words: overnight.blush.strutting

Tenure

Freehold

Services

Mains water, gas, electric and drainage

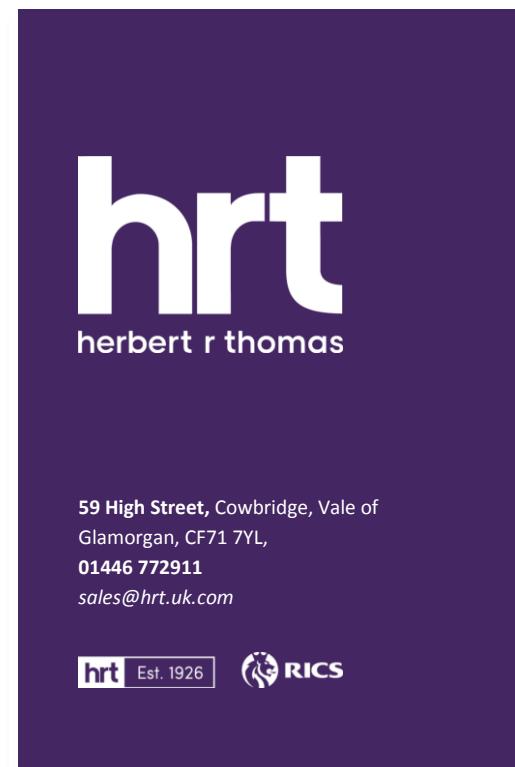
Council Tax Band E

EPC Rating C

Score	Energy rating	Current	Potential
92+	A		87 B
81-91	B		
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Viewing strictly by appointment through Herbert R Thomas

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