

FREEHOLD



House - Semi-Detached (EPC Rating:)

12 CALDERTON ROAD, PONTYPRIDD, CF38
2LL

£259,995



3 Bedroom House - Semi-Detached located in Pontypridd

Immaculately presented 3-bedroom semi-detached home in a highly desirable location, close to the popular hub of Talbot Green and excellent access to the M4. Featuring well-maintained gardens, a spacious driveway, and stylish interiors throughout, this home is perfect for families or first-time buyers seeking comfort and convenience. To book your viewing, please call us on 01443 435599.

Rear Garden

Lounge

12'3" x 13'6"

The floor is laid to attractive hardwood, adding warmth and character to the space. A double glazed window allows for plenty of natural light, while a textured ceiling with a central light fitting enhances the room's finish. The area opens seamlessly into the dining room, creating a spacious and connected living environment. Additional features include a wall-mounted radiator and multiple plug sockets, offering both comfort and practicality.

Lounge

Image 2

Dining Room

8'2" x 10'4"

This room features a beautifully laid hardwood floor that adds elegance and warmth to the space. French doors to the rear provide an abundance of natural light and offer direct access to the garden, perfect for indoor-outdoor living. The textured ceiling includes a central light fitting, complementing the overall finish. A wall-mounted radiator ensures comfort, while multiple plug sockets offer convenience for everyday use.

Dining Room

Image 2

Kitchen

7'3" x 10'3"

The kitchen features a heat-resistant work surface, inset with a sleek induction hob and an electric oven below. An inset sink with a modern mixer tap sits beneath a PVCu window overlooking the rear, providing natural light. The

walls are partially ceramic tiled for both style and practicality, and the flat ceiling is fitted with spotlighting for a bright, contemporary finish.

Kitchen

Image 2

Bedroom 1

13'10" x 8'7"

The bedroom is comfortably appointed with a carpeted floor and a textured ceiling featuring a central light fitting. A PVCu window to the front allows for natural light, while fitted wardrobes provide ample storage space.

Bedroom 1

Image 2

Bedroom 1.

Image 3

Bedroom 2

9'2" x 10'1" (9'13")

This bedroom features a carpeted floor and a textured ceiling with a central light fitting. A PVCu window to the rear offers natural light and a pleasant outlook, while a built-in storage cupboard provides convenient space for belongings.

Bedroom 3

12'2" (6'74") x 15'1" (9'73")

The bedroom benefits from a PVCu window to the front, allowing in plenty of natural light. It is fitted with a carpeted floor and has a textured ceiling with a central light fitting. A built-in storage cupboard offers practical storage space.

Bathroom

8'2" (6'26") x 7'4" (6'16")

The bathroom features ceramic tiled walls for a clean and



practical finish. It is fitted with a traditional iron bath and an electric shower overhead. A pedestal sink with a tap and a close-coupled W/C complete the suite.

Rear Garden.

The rear garden is arranged over two tiers, featuring a mix of patio and lawned areas for versatile outdoor use. A charming pergola adds character and provides a focal point for relaxing or entertaining.

Rear Garden..

Image 2

Rear Garden...

Image 3

Rear Garden....

Image 4

Rear Garden.....

Image 5



Council Tax Band

C

Energy Performance Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

Call us on

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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 are advised to recheck the measurements.