



**Windsor Place, Ynysybwl,
Pontypridd, CF37 3HR.**

FOR SALE
£90,000



- **MIXED USE POTENTIAL**
- **TWO BEDROOMS FORMALLY THREE**
- **REQUIRES RENOVATIONN THROUGHOUT**



2



1



2



Property Description

T Samuel Estate Agents are pleased to offer this mixed-use property in the village of Ynysybwl, combining commercial potential with a generous residential element. Previously operating as a commercial unit with residential accommodation above, the property would suit buyers looking for a renovation project, or those wishing to reinstate its former commercial/residential use, subject to the necessary planning consents.

The ground floor currently offers a large front room which was previously used as a grooming parlour. With its large front windows and commercial layout, this space could easily be converted back into a commercial unit. A hallway leads to the rear of the property, where there is a lounge, kitchen, utility area and a downstairs bathroom.

The first floor provides a spacious landing and two good-sized bedrooms. The current layout was previously three bedrooms and could be reverted back to provide additional accommodation if required.

The property does require renovation work throughout, offering the opportunity to modernise and personalise the accommodation to suit individual needs. The space is a strong size for the area, and its flexible layout presents significant potential for both residential and mixed-use buyers.

Location

Situated in the village of Ynysybwl, the property benefits from a peaceful community setting with local amenities close by, including shops, schools, and public transport links. Ynysybwl provides easy access to nearby towns such as Pontypridd and Mountain Ash, with road connections to the wider area. The surrounding countryside offers scenic walks and outdoor leisure opportunities, making this a popular location for both families and commuters.

This property offers an exciting opportunity for buyers looking for a project with strong potential and flexible usage.

FRONT ROOM

5.61 m x 4.05 m

The property is entered via a white uPVC front door into a spacious front room, previously used as a grooming parlour. The room benefits from large uPVC windows to the front elevation, reflecting its former use as a commercial unit and allowing plenty of natural light. The space could easily be converted back to commercial use, subject to any necessary consents. The room is finished with emulsion-painted walls and ceiling, laminate flooring, and includes a radiator and power points. A cupboard houses the electric meter, and a door provides access through to the residential hallway.



HALLWAY

Finished with emulsion-painted walls and an artex ceiling, the hallway benefits from vinyl flooring. Stairs rise to the first-floor accommodation, with useful under-stair storage available. The hallway also includes a radiator and power points, with doors providing access to the lounge and kitchen.



LOUNGE

3.45 m x 3.35 m

The lounge features an artex ceiling with emulsion-painted walls and laminate flooring. The room benefits from a radiator and power points, with a uPVC window to the rear elevation providing natural light.



KITCHEN

4.30 m x 3.09 m

The kitchen is fitted with a range of base and wall units with wooden work surfaces and a stainless steel sink unit. A wall-mounted boiler is in place and the room is plumbed for an automatic washing machine. The kitchen features an artex ceiling with emulsion-painted walls and benefits from a uPVC window to the side elevation. A doorway leads through to a separate utility area.



UTILITY AREA

Finished with emulsion-painted walls and ceiling, the utility area benefits from tiled flooring and power points. A door provides access to the downstairs bathroom, while a uPVC door leads out to the exterior of the property.

DOWNSTAIRS BATHROOM

3.20 m x 1.91 m

The downstairs bathroom is fitted with a three-piece suite comprising a bath with shower over, wash hand basin and WC. The room features an artex ceiling and emulsion-painted walls, with tiling to splashback areas. A radiator is in place, and a uPVC frosted window to the side elevation provides natural light and privacy.

LANDING

A spacious landing providing access to two bedrooms, having previously been three and offering the potential to be converted back if desired. The landing features an artex ceiling with a combination of emulsion-painted and artex-finished walls. Exposed floorboards are in place, and a uPVC window to the rear elevation allows natural light into the space.

BEDROOM 1

5.86 m x 3.29 m

A very large bedroom which was previously two separate rooms and could easily be converted back if required. The room features an artex ceiling, wallpapered walls with a dado rail and exposed floorboards. The bedroom benefits from a radiator and power points, with two uPVC windows to the front elevation providing plenty of natural light.



BEDROOM 2

3.71 m x 2.92 m

Another good-sized bedroom featuring an artex ceiling, wallpapered walls with a dado rail and exposed floorboards. The room benefits from a radiator and power points, with a uPVC window to the rear elevation allowing natural light into the room.



EXTERIOR

To the front of the property there are steps leading up to a concrete forecourt area. The rear benefits from lane access and includes a large storage shed, offering useful outdoor space and additional storage options.







EPC

FLOORPLAN



Misdescriptions Act 1991

The Agent has not tested any apparatus, equipment fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the tenure of a property are based on information supplied by the seller. The Agent has not had sight of the documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Data Protection Act 1998

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.