



9 Ynys Hir, Pontypridd, CF37 3JF

£269,500

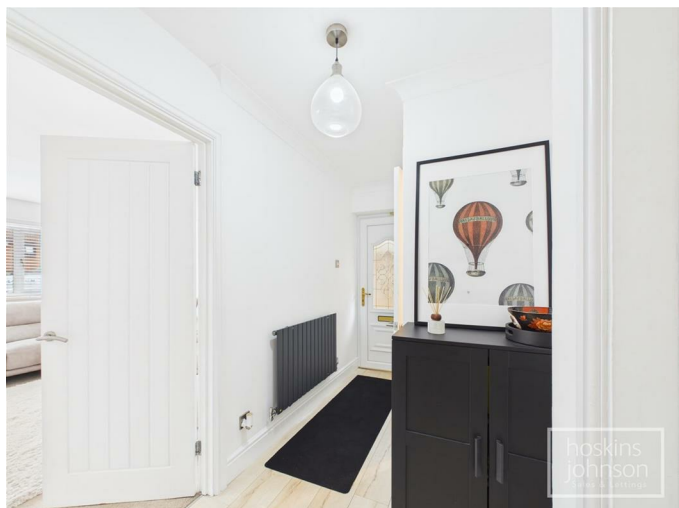
Located on the popular Coed Y Cwm development in Pontypridd, this modern semi-detached house presents an excellent opportunity for families seeking a comfortable and spacious home. Boasting four well-proportioned bedrooms, this property is designed to accommodate the needs of a growing family.

Upon entering, you are welcomed by a generous main reception room that offers ample space for relaxation and entertaining. The open-plan kitchen, dining area and conservatory create a warm and inviting atmosphere, perfect for family gatherings and social occasions. The layout is both practical and stylish, ensuring that the heart of the home is both functional and aesthetically pleasing.

The property features a ground floor wc, and a conveniently located first-floor bathroom, which adds to the overall convenience of family living. Outside, you will find parking for two vehicles, a valuable asset in this popular development. The rear patio and seating area provide a lovely space for outdoor enjoyment, complemented by a terraced garden that offers potential for gardening enthusiasts or simply a place to unwind in the fresh air.

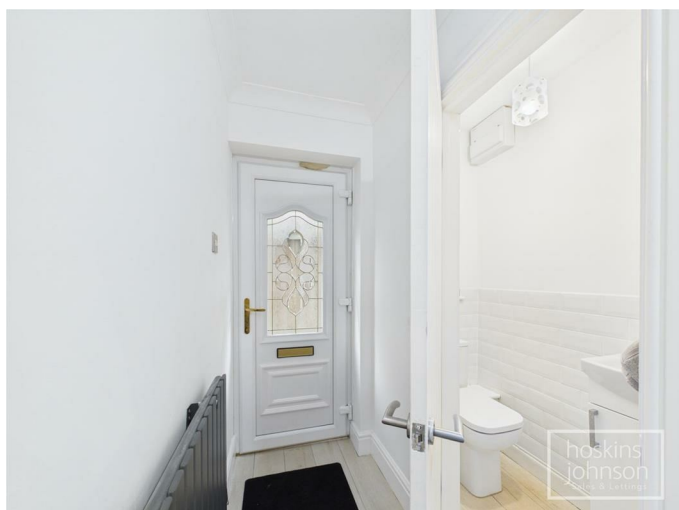
Situated just minutes from the town centre and main roads, this home offers easy access to local amenities and transport links, making it an ideal choice for those who appreciate both convenience and comfort. This semi-detached house is not just a property; it is a place where cherished memories can be made. Don't miss the chance to make this delightful family home your own.

Entrance Hall



Double glazed entrance door, radiator, coved ceiling, laminated wood flooring, staircase to first floor.

Cloaks/WC



WC, wash hand basin, part tiled walls, chrome heated towel rail, laminated wood flooring, double glazed window to side.

Living Room 18'4" x 14'7" (5.61 x 4.47)



An excellent size main reception room with two double glazed windows to front, two modern, vertical radiators, storage cupboard.

Dining Room 10'1" x 8'11" (3.08 x 2.72)

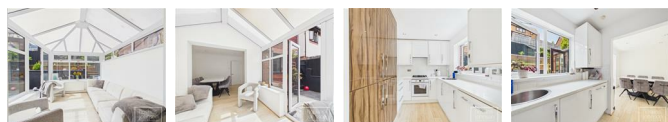


Radiator, coved ceiling with spotlights, laminated wood flooring, open plan to conservatory and kitchen.

Kitchen 7'11" x 7'9" (2.42 x 2.38)

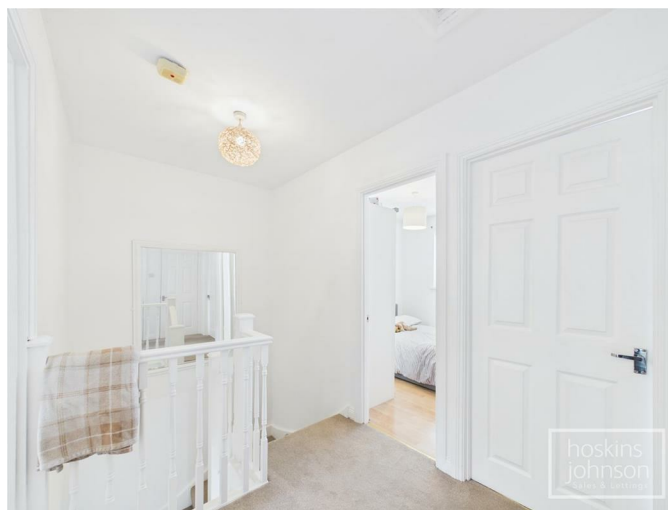
Fitted with a range of modern, gloss base and wall cupboards with tiled splash backs, stainless steel sink, gas hob and electric oven with extractor hood above, integral dishwasher, fridge, freezer and washing machine, concealed gas combination boiler, ceiling spotlights, laminated wood flooring, double glazed window to rear.

Conservatory 9'0" x 8'4" (2.76 x 2.55)



Radiator, laminated wood flooring, double glazed windows and french doors leading to the garden.

First Floor Landing



Storage cupboards, attic access.

Bedroom 1 13'7" x 10'4" (4.15 x 3.17)



Double glazed window to front, radiator.

Bedroom 2 9'0" x 8'8" (2.75 x 2.66)



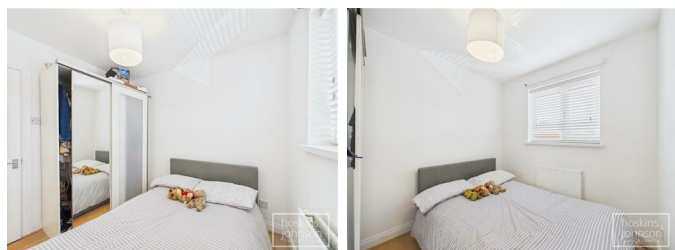
Double glazed window to rear, radiator, fitted wardrobes.

Bedroom 3 9'6" x 6'8" (2.90 x 2.04)



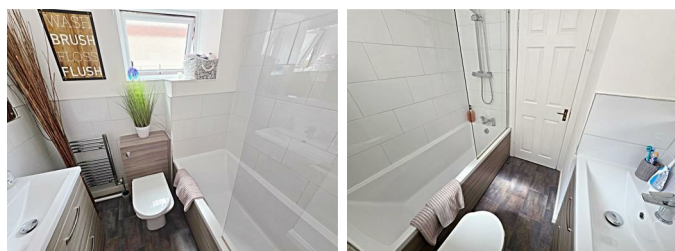
Double glazed window to rear, radiator.

Bedroom 4 8'10" x 7'9" (2.71 x 2.38)



Double glazed window to front, radiator., laminated wood flooring, built in wardrobe.

Bathroom



Modern three piece suite in white comprising panelled bath with mains powered shower with 'drenching' shower head and separate attachment, wc, wash hand basin and vanity unit, part tiled walls, chrome heated towel rail, double glazed window to side.

Outside

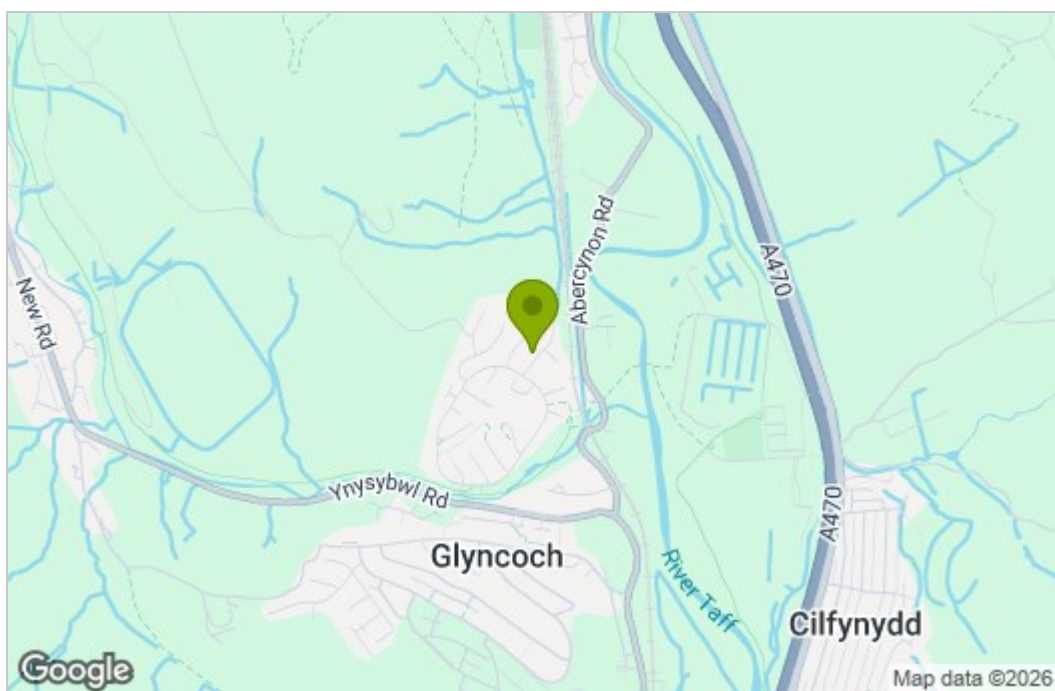


Brick pavia front providing parking for 2 vehicles. Side access leads to a paved patio and terraced garden with artificial grass and slated area.

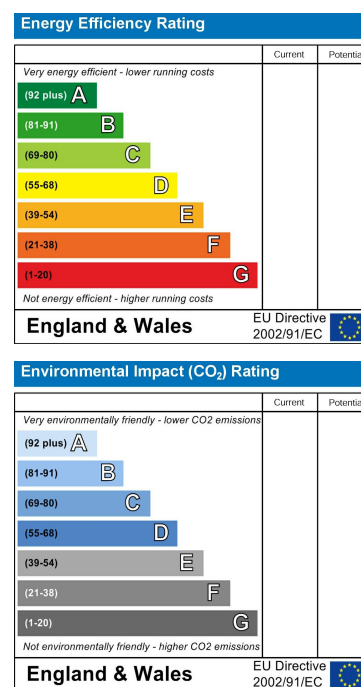
Floor Plan



Area Map



Energy Efficiency Graph



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