



5 Llys Coed, Pontypridd, CF37 3JB

£165,000

Nestled in the tranquil cul-de-sac of Llys Coed, Coed-Y-Cwm, this charming mid-link house presents an excellent opportunity for both first-time buyers and those seeking a comfortable home. The property boasts a well-presented interior, featuring a spacious living room that seamlessly flows into a modern kitchen and open-plan dining area, perfect for entertaining guests or enjoying family meals.

The residence comprises two inviting bedrooms, each equipped with built-in wardrobes, providing ample storage space. The first-floor bathroom has been thoughtfully refitted, ensuring a contemporary feel throughout the home.

Outside, the property is complemented by an attractive front garden and off-road parking, adding to the convenience of this lovely abode. The paved rear garden offers a low-maintenance outdoor space, ideal for relaxation or al fresco dining.

Situated just minutes from the town centre and main roads, this home is perfectly positioned for easy access to local amenities and transport links. Offered with no onward chain, this delightful property is ready for you to move in and make it your own. Don't miss the chance to view this wonderful home in a sought-after location.

Entrance Porch



Double glazed entrance door and window, laminated wood flooring.

Living Room 12'11" x 11'7" (3.95 x 3.54)



Double glazed window to front, radiator, coved ceiling, laminated wood flooring, staircase to first floor, understairs recess, fire surround with electric fire.

Dining Room 10'6" x 6'3" (3.22 x 1.93)



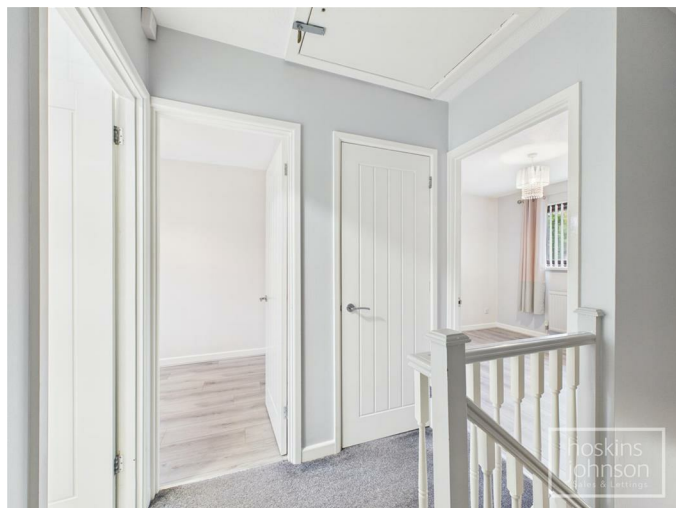
Double glazed patio doors to rear garden, radiator, coved ceiling, laminated wood flooring, open plan to kitchen.

Kitchen 10'7" x 6'2" (3.25 x 1.88)



Modern fitted kitchen with white gloss base and wall cupboards with tiled splash backs, stainless steel sink unit, gas hob and electric oven with extractor hood above, wall mounted gas combination boiler, space for washing machine and undercounter fridge and freezer, double glazed window to rear.

First Floor Landing



Storage cupboard, attic access.

Bedroom 1 12'11" x 9'7" (3.94 x 2.93)



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

Bedroom 2 9'1" x 6'5" (2.77 x 1.97)



Double glazed window to rear, radiator, laminated wood flooring, built in wardrobes.

Bathroom



Refitted bathroom with modern, white three piece suite comprising panelled bath with overhead shower and hand held attachment, wc, wash hand basin and vanity unit, panelled/tiled walls, radiator, double glazed window to rear.

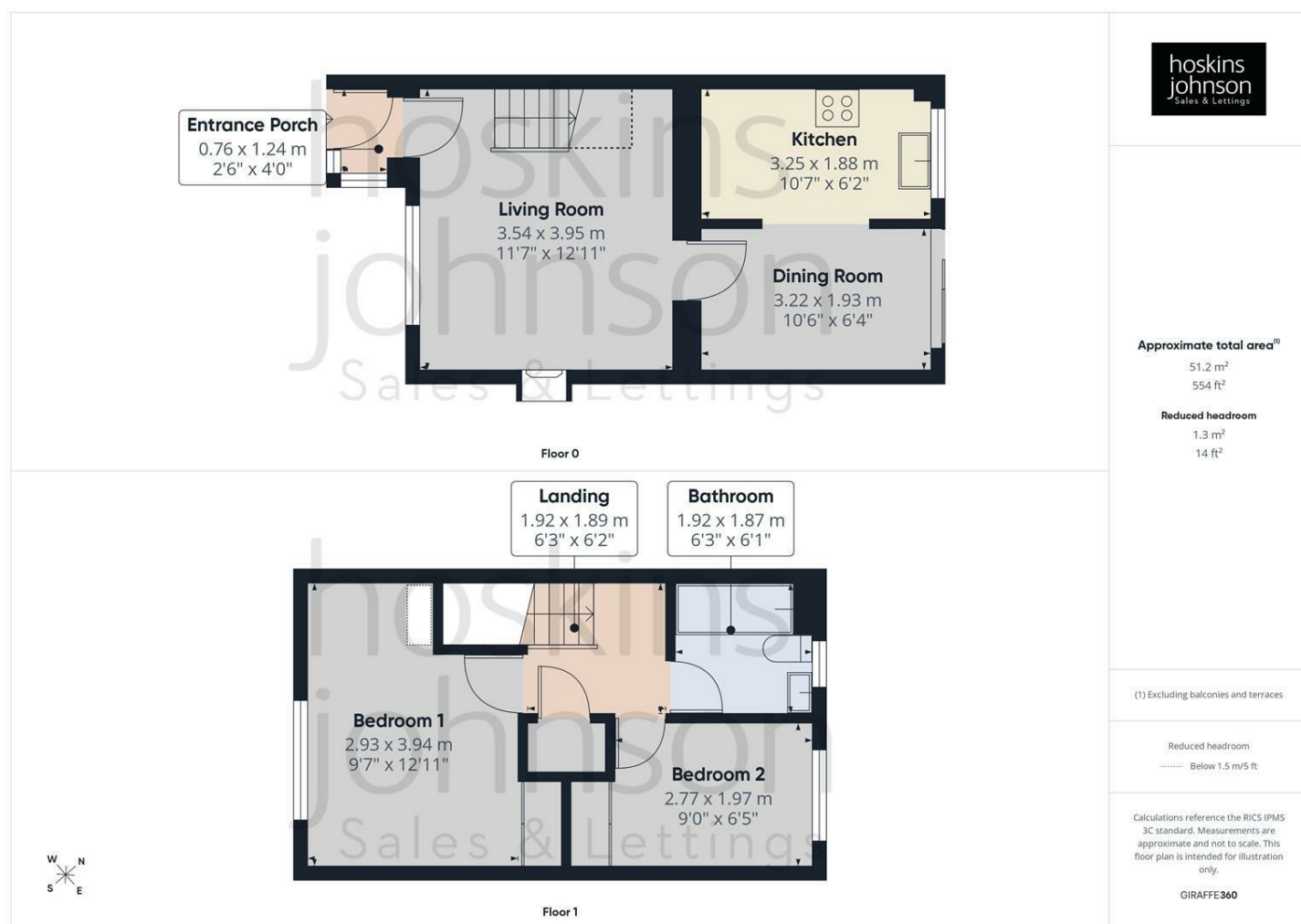
Outside



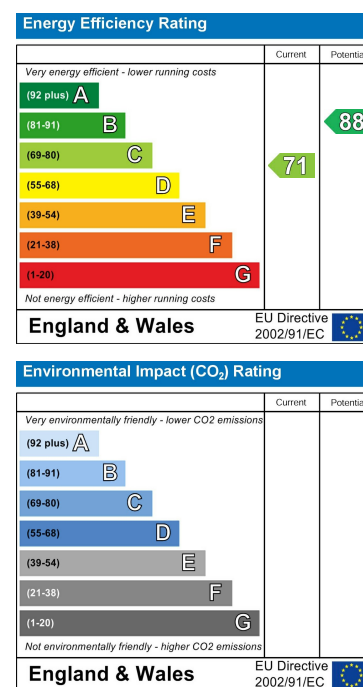
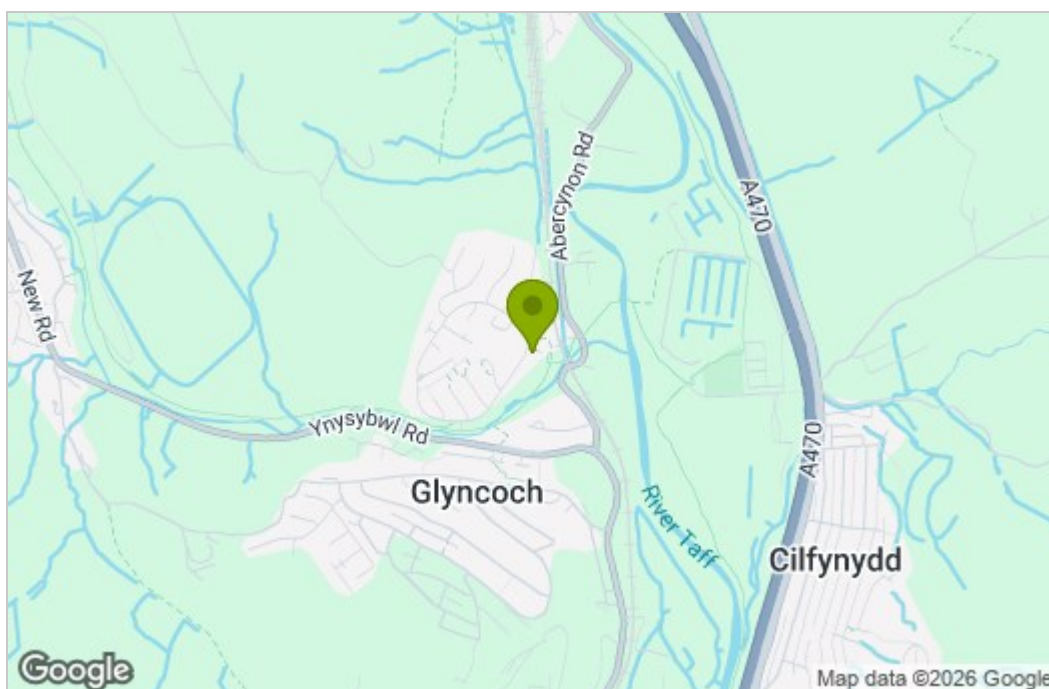
lawned and gravelled front garden with off road parking.

Paved rear garden with storage shed.

Floor Plan



Area Map



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