



Meadow Hill

Church Village Pontypridd, CF38 1RX

£330,000

- FOUR BEDROOMS
- BEAUTIFUL VIEWS TO FRONT
- MODERN KITCHEN/DINER
- THREE BATHROOMS
- INTEGRAL GARAGE
- SPACIOUS LOUNGE

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**** FOUR BEDROOMS * MODERN KITCHEN/DINER WITH INTEGRATED APPLIANCES * SPACIOUS LOUNGE * THREE BATHROOMS * STUNNING VIEWS TO FRONT * INTEGRAL GARAGE ****

Situated on the popular St. David's Manor development in Church Village, this well-presented four-bedroom townhouse offers spacious and versatile accommodation arranged over three floors. Ideally positioned within easy reach of a choice of Welsh and English-medium schools, local shops and everyday amenities, the property makes an excellent family home.

The ground floor comprises an entrance hallway with access to the integral garage, a shower room, utility room and versatile fourth bedroom. To the first floor, a roomy landing leads to a spacious lounge with balcony, alongside a modern kitchen/diner featuring a Juliet balcony and an array of integrated appliances. The second floor offers three further bedrooms and a contemporary family bathroom, with bedroom one benefiting from its own en-suite.

Externally, the property boasts off-road parking to the front, while to the rear is an enclosed and tastefully landscaped garden, providing an attractive space for relaxing and entertaining.

- Tenure: Freehold
- Council Tax Band: E
- Annual Gross Council Tax Charge: £2822.59
- Parking: Off Road Via Driveway
- Water - Mains feed
- Electricity - Mains feed
- Sewerage - Connected to public sewer
- Heating - Mains fed gas
- Broadband Availability Checker - <https://checker.ofcom.org.uk/en-gb/broadband-coverage>
- Mobile Phone Coverage Checker - <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Entrance Hallway

Double glazed composite door to front, UPVC double glazed window to front, plastered walls and ceiling, radiator, doors to downstairs shower room, utility room, bedroom four, integral garage and built in storage, stairs to first floor landing.

Shower Room 7' 5" x 3' 0" (2.27m x 0.91m)

Tiled and pvc panelled walls, plastered ceiling, tiled flooring, radiator, W.C, wash hand basin, shower cubicle.

Utility Room 10' 6" x 5' 5" (3.19m x 1.66m)

Double glazed door to rear, plastered walls and ceiling, tiled flooring, radiator, base unit with laminate work tops and tiled splash backs, stainless steel sink unit with mixer tap.

Bedroom Four 10' 5" x 10' 6" (3.18m x 3.19m)

UPVC double glazed sliding door to rear, plastered walls and ceiling, carpet flooring, radiator.

First Floor Landing

Plastered walls and ceiling, carpet flooring, doors to lounge, kitchen/diner and built in storage.

Lounge 12' 4" x 16' 3" (3.75m x 4.96m)

UPVC double glazed window to front, UPVC double glazed doors to balcony, plastered walls and ceiling, carpet flooring, radiator.

Kitchen/Diner 10' 6" x 16' 4" (3.20m x 4.97m)

UPVC double glazed window to rear, UPVC double glazed doors to Juliet balcony, plastered walls and ceiling, tiled flooring, wall and base units with laminate work tops and tiled splash backs, stainless steel sink unit with mixer tap, integrated appliances include dishwasher, fridge/freezer, oven, grill and gas hob with over head extractor hood.

Second Floor Landing

Plastered walls and ceiling, carpet flooring, radiator, doors to bathroom and three bedrooms.

Bathroom 5' 11" x 6' 8" (1.81m x 2.02m)

Plastered and tiled walls, plastered ceiling, tiled flooring, chrome towel rail radiator, W.C, wash hand basin, panelled bath with hand held shower.

Bedroom One 10' 5" x 12' 9" max (3.17m x 3.88m max)

UPVC double glazed window to rear, plastered walls and ceiling, carpet flooring, radiator, doors to fitted wardrobes and en-suite.

En-suite 10' 5" x 5' 3" (3.17m x 1.60m)

UPVC double glazed window to rear, plastered and tiled walls, plastered ceiling, tiled flooring, chrome towel rail radiator, W.C, wash hand basin, shower cubicle.

Bedroom Two 10' 2" x 8' 5" (3.10m x 2.57m)

UPVC double glazed window to front, plastered walls and ceiling, carpet flooring, radiator, sliding doors to built in wardrobe.

Bedroom Three 12' 4" x 7' 7" (3.75m x 2.31m)

UPVC double glazed window to front, plastered walls and ceiling, laminate flooring, radiator.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

DISCLAIMER
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Measurements: Sell Right take great care when measuring, but these approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture etc.

Services: Sell Right have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.