



165 Ynyscynon Road, Tonypany, CF40 2LQ
£800 Per Calendar Month

**** Available Now ** Spacious Family Home ** Recently refurbished ****

Early viewing recommended on this spacious semi detached house, located a short distance from amenities, shops, schools and transport links.

The accommodation is arranged over three floors and comprises entrance hall, large lounge, refitted kitchen/breakfast room with oven & hob, & bathroom to the ground floor, living/sitting room, utility room & wc to lower ground floor and three bedrooms to the first floor.

There is a decked rear garden with superb views over the surrounding area.

Available to view now - Move in before Christmas.

Ground Floor

Entrance Hallway



Double glazed entrance door, radiator, staircase to first floor.

Lounge 21'10" x 12'3" (6.66 x 3.74)



Double glazed window to front, two radiators, staircase to lower ground floor.

Kitchen/Breakfast Room 11'5" x 10'7" (3.50 x 3.24)



Newly fitted kitchen with grey gloss base and wall cupboards with contrasting work tops and up stands, stainless steel sink unit, ceramic hob and electric oven with extractor hood above, space for dishwasher and fridge/freezer, radiator, coved ceiling, two double glazed windows to rear.

Lobby

Storage cupboard.

Bathroom



Refitted three piece suite in white comprising panelled bath with thermostatic shower mixer taps, wc, wash hand basin, part panelled walls, vertical radiator, double glazed window to rear.

Lower Ground Floor

Living/Sitting Room 20'1" x 12'0" (6.14 x 3.68)



An excellent size lower ground floor space, offering various options including conversion to a self contained flat (subject to the necessary permissions being obtained).

Two double glazed windows to side, two radiators. open plan to utility/second kitchen.

Utility/Second Kitchen 13'4" x 11'10" (4.08 x 3.63)



Again newly fitted with grey gloss base cupboards, stainless steel sink unit, space for washing machine and tumble drier, radiator, double glazed window to rear, half glazed door to side.

Lobby

WC

WC, wash hand basin, double glazed window to rear.

First Floor Landing



Double glazed window to rear, attic access.

Bedroom 1 14'4" x 8'5" (4.37 x 2.57)



Double glazed window to front, radiator.

Bedroom 2 11'3" x 7'1" (3.43 x 2.16)



Double glazed window to front, radiator.

Bedroom 3 10'4" x 7'1" (3.16 x 2.18)



Double glazed window to rear, radiator.

Outside



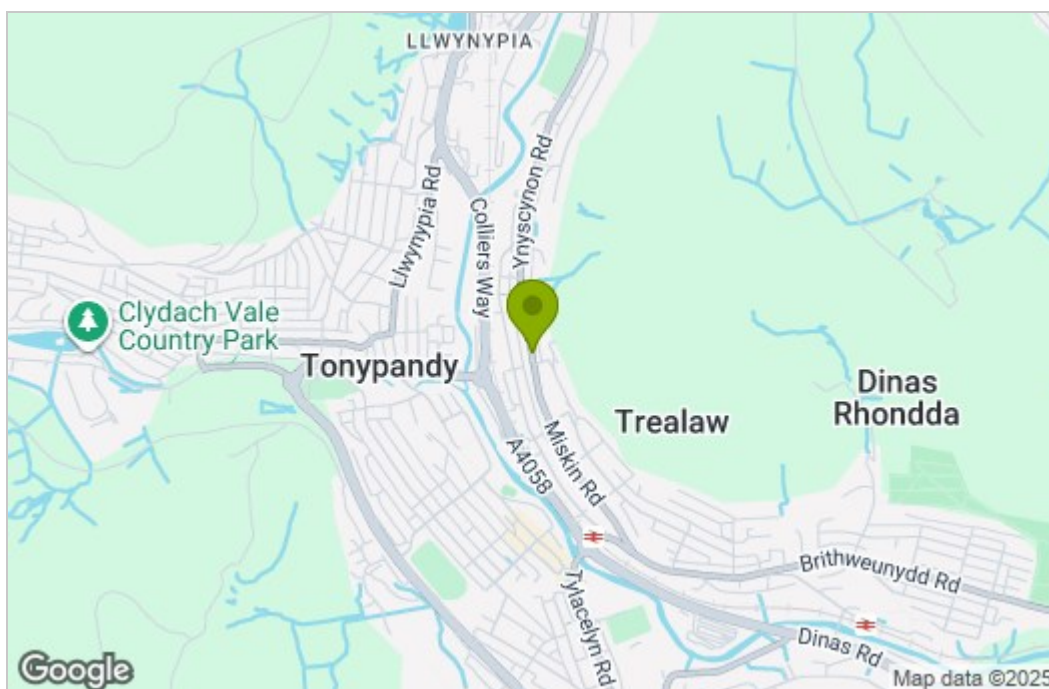
Newly decked rear garden with ample space for seating and with superb views over the surrounding area.

Lower garden area.

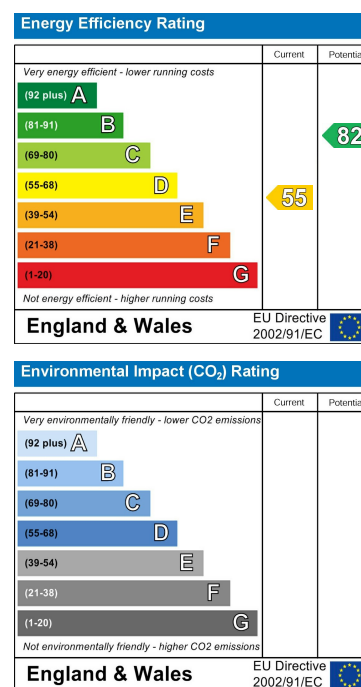
Floor Plan



Area Map



Energy Efficiency Graph



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