



## 8 Aelybryn, Pontypridd, CF37 2RU

**£181,950**

Located in Aelybryn, Pantygraigwen, this well-presented mid-terraced cottage offers a delightful blend of modern living and traditional character. The property boasts a double fronted design, providing a welcoming façade that is sure to impress.

Inside, you will find two spacious reception rooms, perfect for both relaxation and entertaining. The modern kitchen features sleek white gloss cabinetry and comes equipped with essential appliances, making it a joy for any home cook. Additionally, the ground floor includes a convenient utility room/wc, enhancing the practicality of the space.

The cottage comprises three bedrooms, providing ample accommodation for families or those seeking extra space for guests or a home office. The property also benefits from a bathroom with separate wc, ensuring that morning routines are a breeze.

Outside, the front garden offers lovely views over the town, creating a serene setting to enjoy your morning coffee or unwind after a long day. There is a garage located opposite the property.

This property is an excellent opportunity for those looking to settle in a picturesque location while enjoying modern comforts. With its appealing features and inviting atmosphere, this cottage is sure to attract interest from a variety of buyers.

## Entrance



Composite, double glazed entrance door, laminated wood flooring, coved ceiling, staircase to first floor.

Living Room 13'9" x 8'8" (4.21 x 2.65)



Double glazed window to front, radiator, coved ceiling, laminated wood flooring, feature fireplace.

## Lobby

Coved ceiling, laminated wood flooring, understairs storage.

Dining Room 13'9" x 9'4" (4.21 x 2.86)



Double glazed window to front, radiator, coved ceiling, laminated wood flooring.

Kitchen 9'7" x 7'2" (2.93 x 2.20)



Modern fitted kitchen with white gloss base and wall cupboards and tiled splash backs, stainless steel sink unit, gas hob and electric oven with extractor hood above, integral fridge and dishwasher, tiled floor, radiator, coved ceiling, double glazed window and door to side.

## Utility/WC



WC, wash hand basin, white gloss base and wall cupboards, space for washing machine, integral freezer, radiator, chrome towel rail, coved ceiling, laminated wood flooring, double glazed window to side.

## First Floor Landing



Double glazed window to side, coved ceiling, attic access.

Bedroom 1 13'8" x 9'0" (4.19 x 2.75)



Double glazed window to front, radiator, coved ceiling, feature fireplace.

Bedroom 2 12'3" x 6'9" (3.75 x 2.06)



Double glazed window to front, radiator, coved ceiling.

Bedroom 3 6'9" x 6'0" (2.07 x 1.84)



Double glazed window to rear, radiator, coved ceiling.

Bathroom



White suite comprising bath with mains 'rainfall' shower, wash hand basin, part panelled walls, radiator, coved ceiling, airing cupboard with gas combination boiler, double glazed window to rear.

WC



WC, radiator, coved ceiling, double glazed window to side.

Outside



Front garden with artificial grass and gravelled seating area.

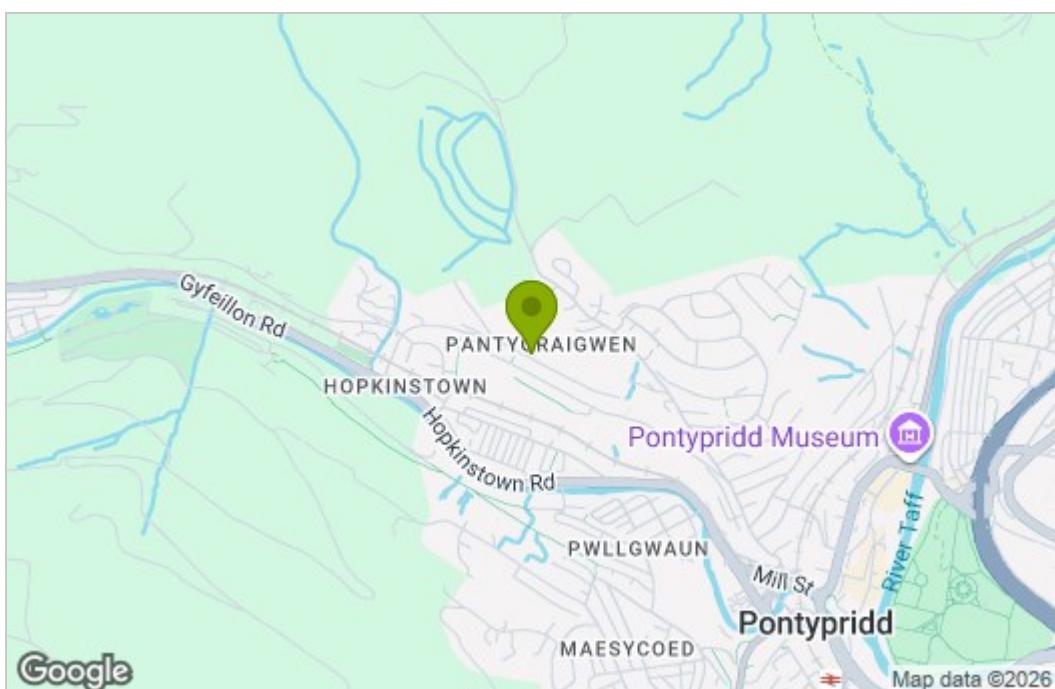
Rear yard with steps upto a terraced garden backing onto woodland.

There is a detached garage opposite the property.

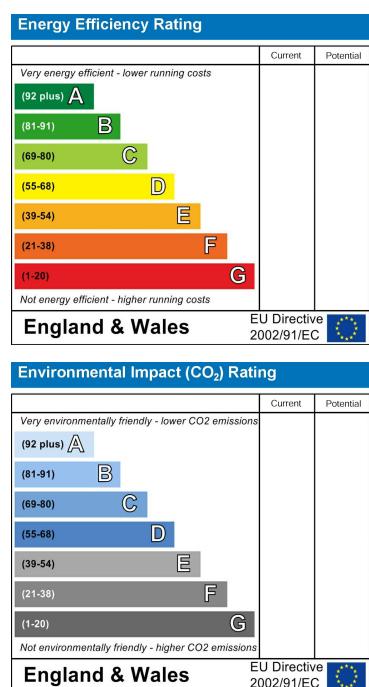
## Floor Plan



## Area Map



## Energy Efficiency Graph



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