



## 29 Dan-Y-Coedcae Road, Pontypridd, CF37 1LS

### Offers Over £240,000

Nestled on Dan-Y-Coedcae Road in the Graig, Pontypridd, this well-presented double fronted semi-detached house offers a delightful blend of comfort and convenience. Just minutes away from the town centre, as well as bus and train stations, this property is ideally situated for those seeking easy access to local amenities and transport links.

Upon entering, you will be greeted by a superb open plan design that seamlessly connects the kitchen/dining area to the main lounge, creating a warm and inviting space perfect for both entertaining and family gatherings. The layout is thoughtfully designed to enhance the flow of natural light throughout the home.

In addition to the main living area, the property boasts a useful second reception room. This versatile space can serve as a sitting room, playroom, or even a home office, catering to your individual needs and lifestyle. The ground floor also features a conveniently located bathroom & a first floor shower room, adding to the practicality of the home.

The exterior of the property includes a forecourt & terraced gardens, providing a pleasant outdoor space that can be enjoyed throughout the year. With three well-proportioned bedrooms, this semi-detached house is perfect for families or those looking for extra space.

In summary, this property on Dan-Y-Coedcae Road is a wonderful opportunity for anyone seeking a well-located, spacious home with a modern open plan design. Don't miss the chance to make this delightful house your new home.

## Entrance Porch



Double glazed entrance door and windows, laminated wood flooring.

Living Room 13'1" x 9'4" (4.00 x 2.85)



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

Lounge 13'1" x 12'7" (4.01 x 3.84)



Double glazed window to front, radiator, laminated wood flooring, staircase to first floor, open plan to kitchen/dining area.

Open Plan Kitchen/Dining Area 22'8" x 7'7" (6.92 x 2.32)



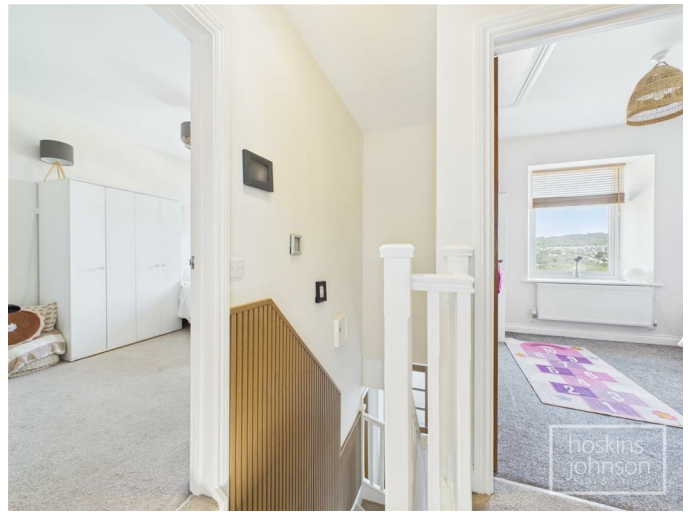
Contemporary kitchen with a range of base and wall cupboards with tiled splash backs, inset sink and mixer tap, Neff oven, hob and extractor hood, integral dishwasher, breakfast bar, radiator, laminated wood flooring, walk in storage cupboard, 2 skylights and french doors leading out to the garden.

## Bathroom



Modern three piece suite in white comprising double ended bath with mains powered 'drenching' shower head and separate shower attachment, wc, wash hand basin, storage cupboards, radiator, airing cupboard with wall mounted gas combination boiler, 2 skylights and double glazed window to rear.

## First Floor Landing



Access to bedrooms and shower room.

Bedroom 1 13'1" x 9'5" (4.01 x 2.88)



Double glazed window to front, radiator.

Bedroom 2 10'0" x 8'11" (3.05 x 2.74)



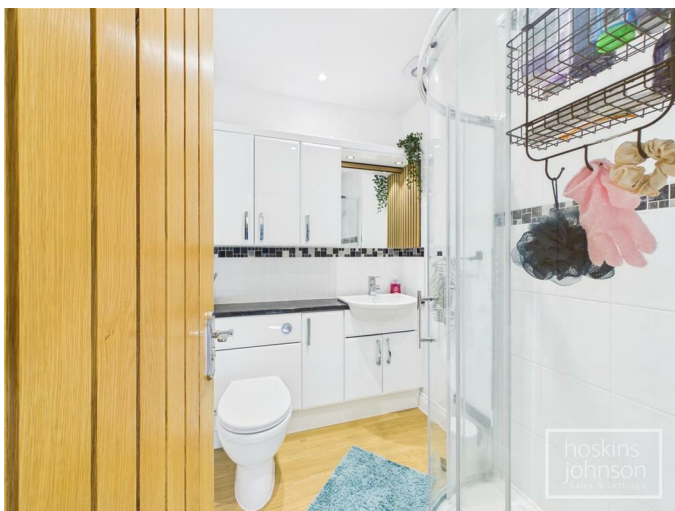
Double glazed window to front, radiator.

Bedroom 3 12'2" x 8'1" (3.71 x 2.48)



Double glazed window to rear, radiator, vaulted ceiling with 2 skylights.

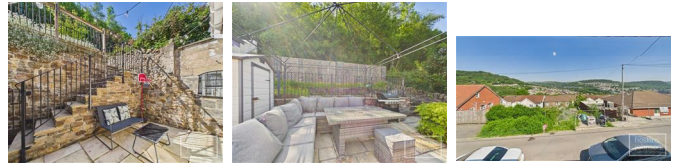
Shower Room



Tiled shower cubicle with mains powered 'drenching' shower head and separate attachment, wc, wash hand

basin, storage cupboards, chrome heated towel rail, ceiling spotlights and extractor fan.

Outside



Paved forecourt with wrought iron fencing and entrance gates.

Side access leads to a terraced garden with paved yard with seating area, power points and storage. Steps upto a second paved seating area and garden with planters.

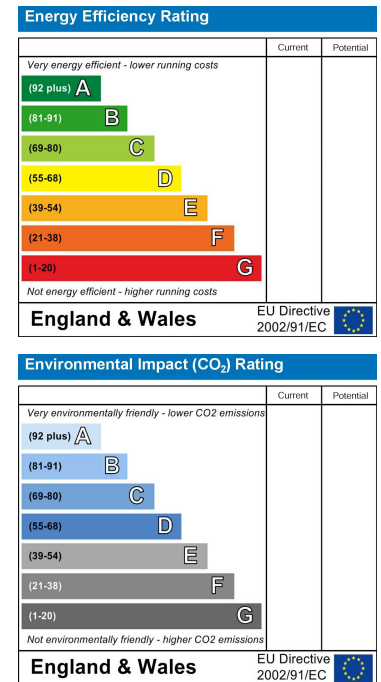
# Floor Plan



# Area Map



# Energy Efficiency Graph



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