



Main Road

Tonteg Pontypridd, CF38 1PW

£270,000

- THREE DOUBLE BEDROOMS
- EXTENSIVE REAR GARDEN
- OFF ROAD PARKING TO REAR
- CLOSE TO AMENITIES
- CONTEMPORARY KITCHEN
- MODERN SHOWER ROOM

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**** EXTENSIVE REAR GARDEN * OFF ROAD PARKING TO REAR * CHARACTER PROPERTY * CENTRALLY LOCATED * THREE DOUBLE BEDROOMS ****

Situated in the heart of the ever-popular village of Tonteg, this characterful three-bedroom semi-detached home enjoys a highly convenient location, with a variety of shops, well-regarded schools and local parks all within easy walking distance.

The property's standout feature is its exceptionally large rear garden – a truly unique outdoor space offering endless potential for families, keen gardeners or those who simply enjoy spending time outdoors. Adding to its appeal, the property benefits from off-road parking for multiple vehicles, accessed via a rear lane just off Church Road.

Internally, the ground floor comprises a spacious bay-fronted lounge, a contemporary fitted kitchen with integrated appliances, a useful utility room and a modern shower room. Upstairs, the first-floor landing provides access to the loft and leads to three well-proportioned double bedrooms.

Offering character, generous living space and a remarkable garden in a sought-after central location, this is a fantastic opportunity to acquire a home with features rarely found in the area.

Please contact Sell Right Estate Agents to booking your viewing on this unique property.

Tenure: Freehold

Council Tax Band: D

Gross Annual Council Tax Charge: £2309.39

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>

Lounge 21' 7" x 15' 9" (6.58m x 4.79m)

Double glazed composite door to front, UPVC double glazed bay window to front, UPVC double glazed window to rear, plastered walls and ceiling, carpet flooring, radiator, log burner, doors to under stairs storage and kitchen, stairs to first floor landing.

Kitchen 14' 4" x 9' 9" (4.36m x 2.97m)

UPVC double glazed window to side, 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 to include dishwasher, double oven and gas hob with over head extractor hood, opening to utility room.

Utility Room 10' 3" x 7' 1" (3.13m x 2.16m)

UPVC double glazed window and door to rear, plastered walls and ceiling, tiled flooring, radiator, door to shower room.

Shower Room 10' 0" x 5' 9" (3.06m x 1.75m)

UPVC double glazed window to rear, tiled walls and flooring, panelled ceiling, chrome towel rail radiator, shower cubicle, W.C and wash hand basin, wall and base bathroom units with laminate work tops.

First Floor Landing

Plastered walls and ceiling, carpet flooring, loft access, doors to three bedrooms.

Bedroom One 12' 2" x 14' 11" (3.71m x 4.55m)

UPVC double glazed windows to front, plastered walls and ceiling, carpet flooring, radiator.

Bedroom Two 11' 7" x 9' 7" (3.54m x 2.92m)

UPVC double glazed window to rear, plastered walls and ceiling, carpet flooring, radiator, doors to fitted storage.

Bedroom Three 8' 11" x 9' 1" (2.73m x 2.77m)

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



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.