



19 Heol Gruffydd

Pontypridd CF37 5PJ

Asking Price £235,000

HARRIS & BIRT



Situated in the popular area of Rhydyfelin, Pontypridd, this stylish end terrace house offers a perfect blend of modern living and comfort. Built in 2010, the property spans an impressive 818 square feet, providing ample space for families or first time buyers.

Upon entering, you are welcomed into a bright and airy living room, ideal for both relaxation and entertaining guests. The well-designed layout includes three spacious bedrooms, each offering a tranquil retreat at the end of the day. The property also boasts an ensuite shower room, ensuring convenience for busy households.

The location in Pontypridd is particularly appealing, with a variety of local amenities, schools, and parks nearby, making it an excellent choice for families. The community is vibrant and welcoming, providing a sense of belonging for residents.

This end terrace house is not just a home; it is a lifestyle choice, offering modern comforts in a friendly neighbourhood. Whether you are a first-time buyer or looking to invest, this property presents a wonderful opportunity to enjoy contemporary living in a sought-after area. Don't miss the chance to make this lovely house your new home.

Further benefits include a landscaped rear garden, double 'side by side' off road parking spaces and is offered for sale with no onward chain.

Accommodation

Ground Floor

Entrance Hallway 13'1" x 29'6" x 9'10" x 13'1" (4'9" x 3'4")

Entered via a composite obscure double glazed door, wood effect laminate floor, skirting boards, radiator. Doors leading to;

WC 5'11" x 2'11" (1.80m x 0.89m)

Vinyl floor, skirting boards, low level wc, pedestal wash hand basing, radiator, wall mounted extractor fan.

Living Room 17'11" x 12'2" (5.46m x 3.71m)

Wood effect laminate floor, skirting boards, two radiators, staircase open to the room with fitted carpet and spindle balustrade and newel post, UPVC double glazed window to the front aspect. Door to;

Kitchen / Dining Room 15'0" x 9'4" (4.57m x 2.84m)

Vinyl floor, skirting boards, radiator, under stairs storage cupboard, wall and base units, roll top work surface, stainless steel sink and drainer with extendable mixer tap over, stainless steel four ring gas hob, fan assisted oven, extractor hood, space and plumbing for a washing machine, space for a fridge/freezer, UPVC double glazed window and UPVC double glazed patio doors to the rear aspect.

First Floor

Landing 12'7" x 6'6" (3.84m x 1.98m)

Fitted carpet, skirting boards, storage cupboard over the stairs, access hatch to loft space. Doors to;

Bedroom One 16'11" x 8'9" (5.16m x 2.67m)

Fitted carpet, skirting boards, radiator, UPVC double glazed window to the front aspect. Door to;

Ensuite 4'11" x 4'8" (1.50m x 1.42m)

Wood effect vinyl floor, skirting boards, shaver power point, low level wc, pedestal wash hand basin, shower with chrome rainfall mains shower, additional chrome shower attachment, and glass shower door.

Bedroom Two 10'4" x 8'9" (3.15m x 2.67m)

Fitted carpet, skirting boards, radiator, UPVC double glazed window to the rear aspect.

Bedroom Three 8'9" x 6'6" (2.67m x 1.98m)

Fitted carpet, skirting boards, radiator, UPVC double glazed window to the front aspect.

Bathroom 6'6" x 5'8" (1.98m x 1.73m)

Vinyl floor, skirting boards, low level wc, pedestal wash hand basin, panelled bath, partial tiled walls, radiator, wall mounted extractor fan, UPVC obscure double glazed window to the rear aspect.

Outside

Double width driveway, planted boarder with fence to the front. The rear garden is laid to lawn and patio. Access gate to the front driveway.

Services

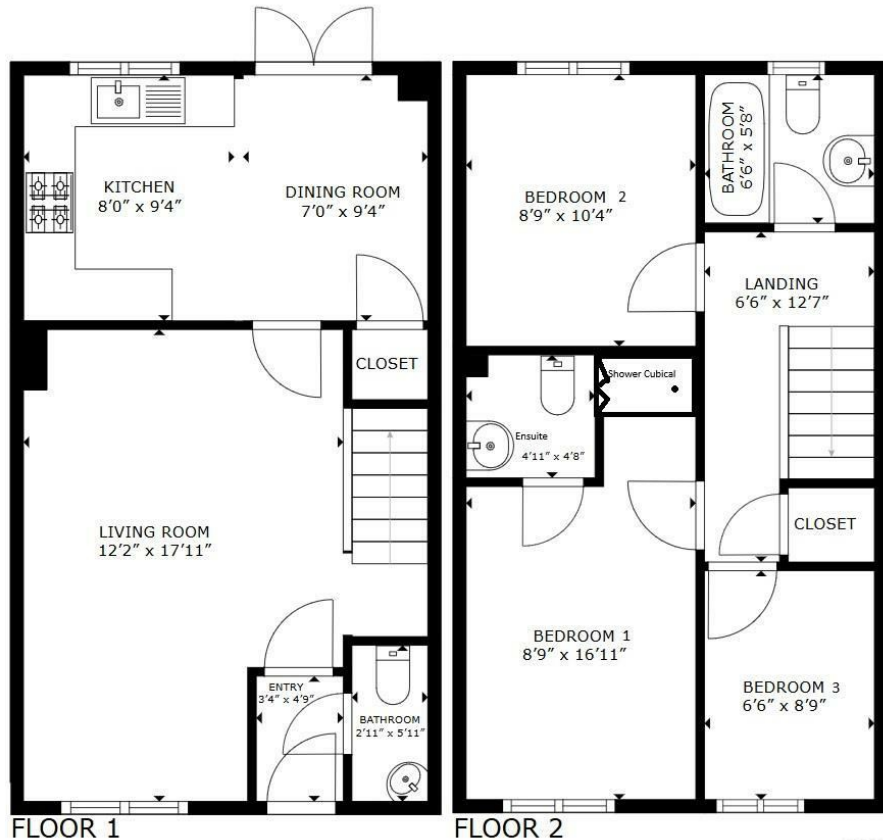
Mains Drainage, Mains Water, Mains Electric, Mains Gas

Directions

From our office head north on Caerphilly Road, turn left onto Ty Wern Road, continue on Ty'n-Y-Parc Road, turn right onto Ash Grove/Northern Avenue/A470, continue to follow A470, Take the A4054 exit towards Rhydyfelin/Rhydfelen, at Upper Boat Interchange, take the 4th exit onto A4054, turn right onto Dyffryn Road, turn left towards Heol Gruffydd, turn left towards Heol Gruffydd, continue onto Heol Gruffydd, destination will be on the left.





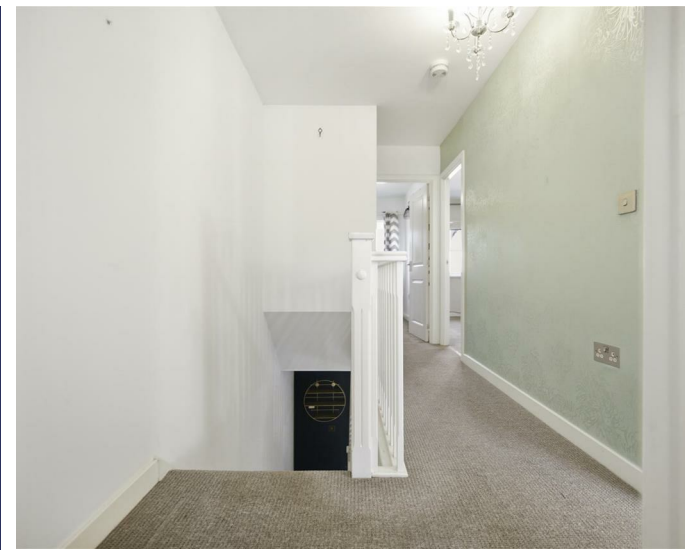


HARRIS & BIRT

FLOOR 1

FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1: 425 sq. ft. FLOOR 2: 429 sq. ft.
 TOTAL: 854 sq. ft.
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



HARRIS & BIRT

Chartered Surveyors, Land and Estate Agents

Cowbridge

Cardiff

65 High Street, Cowbridge, CF71 7AF

359 Caerphilly Road, Cardiff, CF14 4QF

01446 771777 cowbridge@harrisbirt.co.uk

02920 614411 cardiff@harrisbirt.co.uk

harrisbirt.co.uk

Harris & Birt is the trading name of Ingram Evans Care Ltd. Registered Office: 359 Caerphilly Road, Cardiff, CF14 4QF. Company No: 04845507

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B			
(69-80) C		79	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

