

property details **approval form**

49 Maes Yr Awel, Pontypridd, Mid Glamorgan, Wales, CF37 5EN

Date: 02 February 2026

Property Ref and Version: TBG110509 - 0003

selling your home with us!



>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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>> **price**

£160,000

Tenure: Freehold

>> **key features**

- > Semi-Detached House In A Rarely Available Cul-De-Sac
- > Excellent Access To Local Shops/Transport Links
- > Spacious Reception Room
- > Open Plan Kitchen/Diner With Some Appliances
- > First Floor Bathroom, Additional W/C To Ground Floor
- > Two Double Bedrooms
- > Low Maintenance Rear Gardens
- > EPC Rating: D

>> **short description**

A Tastefully Presented Semi-Detached House In A Seldom Available Location, With Excellent Access To A Range Of Local Shops And Transport Links!

>> **long description**

A Tastefully Presented Semi-Detached House In A Seldom Available Location, With Excellent Access To A Range Of Local Shops And Transport Links!

We're delighted to offer for sale this fantastic first time home or shrewd investment, benefiting from an ideal layout, spacious rooms and low maintenance gardens.

The property comprises; Porchway, entrance hall with useful fitted storage, utility room and ground floor w/c, a spacious reception room with views over the rear gardens, alongside an open plan kitchen/diner, ideal for hosting family and friends. Stairs rise to the first floor which offers two double bedrooms, bathroom and separate w/c. Externally the property offers low maintenance rear gardens.

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This excellent home is ideally situated for all nearby amenities, including an array of local shops and transport links, in addition to open green spaces and schooling.

A perfect choice for any professional couple or young family, call us now to secure your viewing and avoid missing out!

>> **directions**

>> **Agent Note**

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>> room description

Entrance Porch

Via obscure front door, access to entrance hall

Entrance Hall

Via porchway, built in storage cupboard, radiator, single glazed door to porch, doors to all rooms and stairs to first floor

Utility Room And W/C

Comprising low level w/c, wash basin, radiator and window to front aspect

Reception Room

Double glazed doors to rear garden, electric fire, radiator

Kitchen/Diner

Range of kitchen units, work surfaces, sink and drainer, oven and electric hob with cooker hood over, radiator, space for appliances and dining table, double glazed window to rear aspect with cat flap

First Floor Landing

Stairs from ground floor, loft access, doors to all rooms

Bedroom One

Double glazed window to rear aspect, radiator

Bedroom Two

Double glazed window to rear access, radiator

Bathroom

Comprising bath with shower over, wash basin, heated towel rail, extractor fan, double glazed window to front aspect

W/C

Separate room with low level w/c, radiator and double glazed window to front aspect

Rear Gardens

Paved seating area, artificial lawn, shrubbery, boundary fences

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>> **room description**

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>> **property images**



Your Allen & Harris office: 83 Talbot Road, Talbot Green, PONTYCLUN, Mid Glamorgan, CF72 8AE
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>> **property images**



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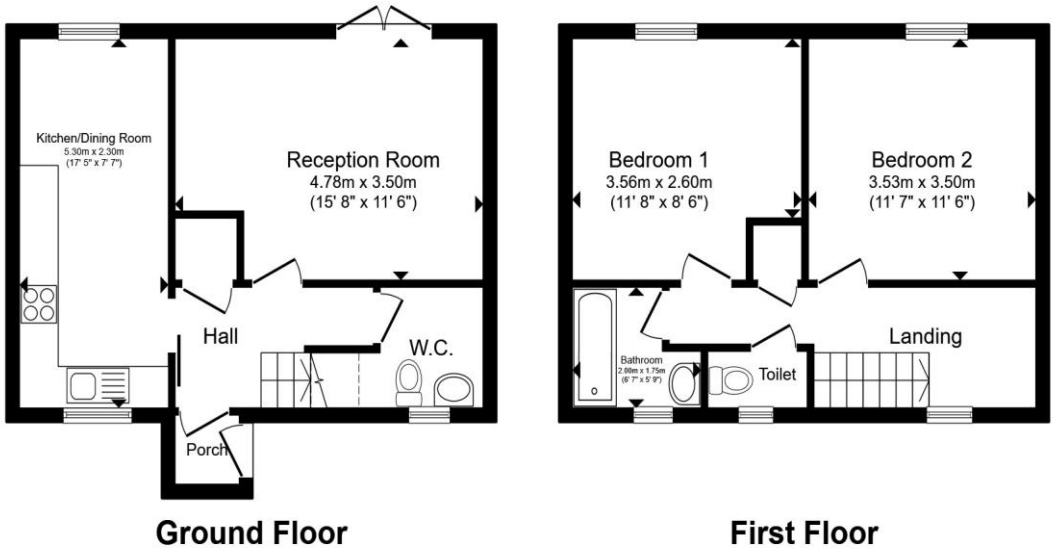
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>> floor plan



Total floor area 78.0 m² (840 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



>> approval

	Signature	Date
Steven Huggins		
Mr P.J. Wright		