



25 Clos Ynysddu, Pontyclun

Pontyclun

£389,995

25 Clos Ynysddu

Pontyclun, Pontyclun

A beautifully presented and extended three double-bedroom detached home in the sought-after Ynysddu development. This stylish property offers a bright sitting room, dining room and spacious orangery, along with a modern Wren kitchen and WC/utility. Upstairs are three generous bedrooms, including a principal with en-suite, plus a contemporary family bathroom. Outside features a private rear garden, double driveway and an integral garage with conversion potential. Ideal for families and perfectly positioned for Y Pant School, Pontyclun and Talbot Gree

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





25 Clos Ynysddu

Pontyclun, Pontyclun

A stylish, extended three double-bedroom detached home in the popular Ynysddu development, close to Y Pant School, Pontyclun and Talbot Green. The property offers a double driveway, front lawn, and gated side access to a private rear garden.

The ENTRANCE HALL with engineered oak flooring leads into the SITTING ROOM with front window and storage. A double arch opens to the DINING ROOM and then to the ORANGERY, featuring LED lighting, dual-aspect windows and sliding doors to the garden.

The Wren-fitted KITCHEN includes Shaker-style units, Minerva worktops, CDA integrated appliances, two rear windows and side access. A door leads to a WC/UTILITY with vanity storage, gloss units and heated towel rail.

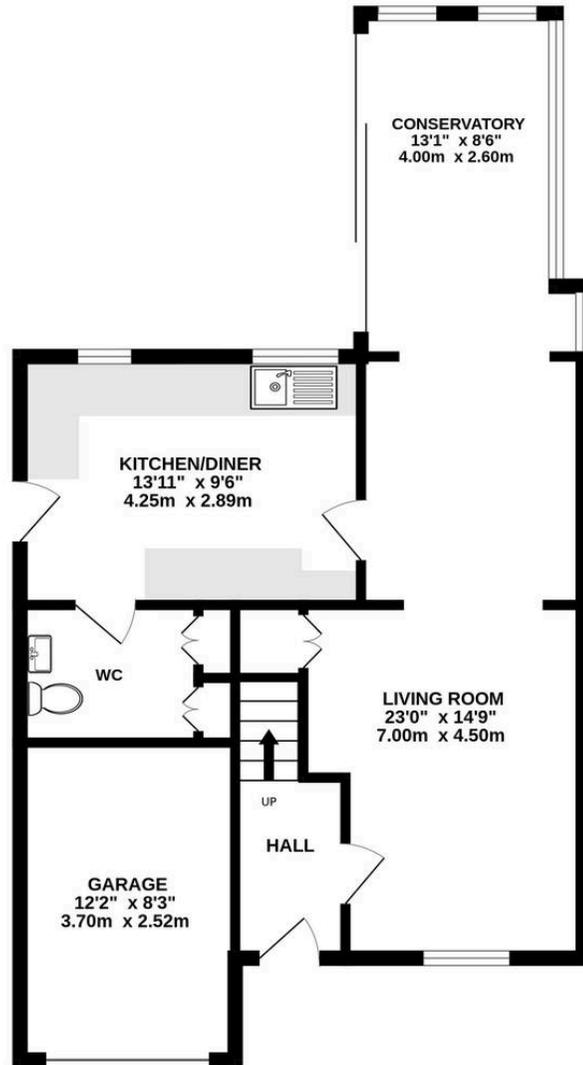
Upstairs, the LANDING gives access to three double bedrooms. BEDROOM ONE enjoys rear views and a modern EN-SUITE with a fully tiled double shower. BEDROOM TWO includes fitted wardrobes and two front windows. BEDROOM THREE overlooks the rear garden. The FAMILY BATHROOM features a Burlington suite and mains-fed shower over the bath.

Outside, the rear garden offers a paved seating area, lawn and well-stocked borders.

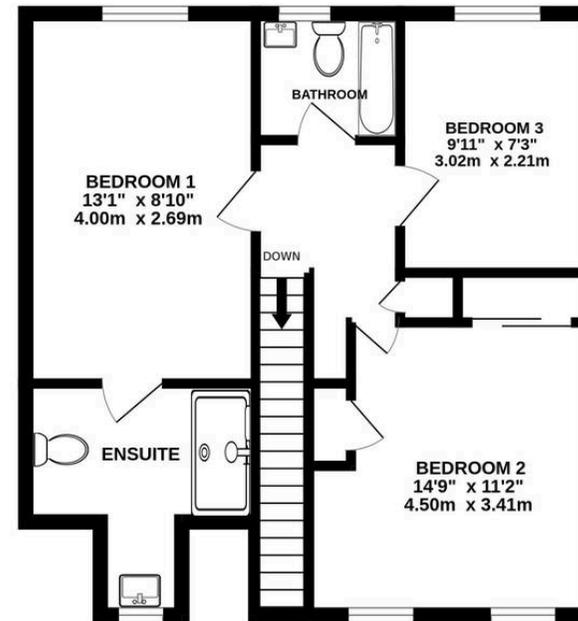
The INTEGRAL GARAGE includes power, lighting and a boarded ceiling, with potential for conversion (subject to permissions).



GROUND FLOOR
630 sq.ft. (58.6 sq.m.) approx.



1ST FLOOR
477 sq.ft. (44.3 sq.m.) approx.



TOTAL FLOOR AREA : 1107 sq.ft. (102.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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