



**21 ABBEY COURT**  
PONTYPRIDD, CF38 1DE

**£130,000**  
**FREEHOLD**

Three bedroom end of terraced property situated in Church Village, close to local schools, shops and easy access to local amenities



## 21 ABBEY COURT

- 3 bedrooms, ideal for families
- End of terrace house
- Located in Church Village
- Downstairs WC
- Spacious lounge and dining room
- Kitchen with ample space
- First floor family bathroom
- Double glazed windows
- Gas central heating system
- Enclosed rear garden



Situated in the area of Church Village, this three-bedroom end of terrace house offers a perfect blend of comfort and convenience. Built in 1960, the property spans an impressive 872 square feet, providing ample space for families or those seeking a bit more room to breathe.

Upon entering, you are greeted by two inviting reception rooms, ideal for both relaxation and entertaining. The lounge is a warm and welcoming space, while the dining room offers a perfect setting for family meals or gatherings with friends.

The first floor boasts three generously sized bedrooms. The family bathroom is conveniently located on this level, ensuring ease of access for all. Additionally, the property features a downstairs WC, adding to the overall convenience of the home.

This residence benefits from double glazing throughout, ensuring warmth and energy efficiency, complemented by a reliable gas central heating system. The enclosed rear garden provides a private outdoor space, perfect for children to play or for enjoying a quiet moment in the sun. With both front and rear access, as well as off-road parking, this property truly caters to modern living.

In summary, this home in Church Village is an excellent opportunity for those looking to settle in a friendly community, with all the essential amenities close at

hand.

### Living Room

At the heart of the home, this welcoming living room is bright and airy, featuring large windows that invite natural light to fill the space. The room is enhanced by warm wooden flooring and a neutral palette, creating a cosy yet spacious atmosphere. The layout allows for comfortable seating and easy access to the hallway, making it a perfect place to relax or entertain guests.

### Dining Room

This dining room offers a bright and airy space for meals and gatherings, with wooden flooring that complements the living areas. French doors open out to the garden, allowing for a seamless flow between indoor and outdoor living, perfect for summer dining or entertaining. The room is simply styled to accommodate a dining table and chairs comfortably, creating a sociable and inviting atmosphere.

### Kitchen

This kitchen is practical and well laid out with ample cabinetry and work surfaces, finished in a light shade that helps reflect natural light from the large window above the sink. Integrated appliances include a gas hob and oven, with space allocated for a washing machine and fridge freezer, making it a functional space for everyday cooking and food preparation.

### Bedroom 1

A comfortable main bedroom, featuring a large window

that floods the room with plenty of natural light. The room is carpeted and furnished with ample storage including wardrobes and a chest of drawers, creating a restful retreat. The neutral décor and soft tones offer a peaceful environment to unwind at the end of the day.

### Bedroom 2

This second bedroom is a well-proportioned room with a large window letting in natural light. Carpeted flooring and a light, neutral colour scheme create a bright and calm space, suitable for guests, children, or as a home office.

### Bedroom 3

A smaller third bedroom, ideal for a single occupant or as a nursery or study. The room benefits from a window overlooking the outside and is carpeted, with simple decoration allowing for personalisation.

### Bathroom

The bathroom features a traditional three-piece suite including a bath with shower above, a WC and a wash basin set in a vanity unit. The walls are tiled in a neutral tone, and there is a window providing natural light and ventilation, making it a practical and functional space.

### Hallway

This hallway provides access to the kitchen, WC, and living room, with stairs leading to the first floor. It is practical and simple, with a door leading out to a store room at the rear of the property for additional storage needs.

### Store Room

An external store room at the rear of the property offers useful storage space, accessible from the outside and the hallway, ideal for garden tools or extra household items.

### Rear Garden

The rear garden is a good-sized outdoor space mainly laid to lawn with a stone patio area ideal for outdoor furniture. It is enclosed with fencing, providing privacy and a safe area for children or pets to play, complemented by a path with stepping stones.

### Front Exterior

The front exterior of the property features a paved parking area with direct access to the front door. The house is part of a terrace with similar homes, finished with a pebble dash exterior and a tiled roof, giving a neat and practical street-facing appearance.

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### ADDITIONAL INFORMATION

**Local Authority –**

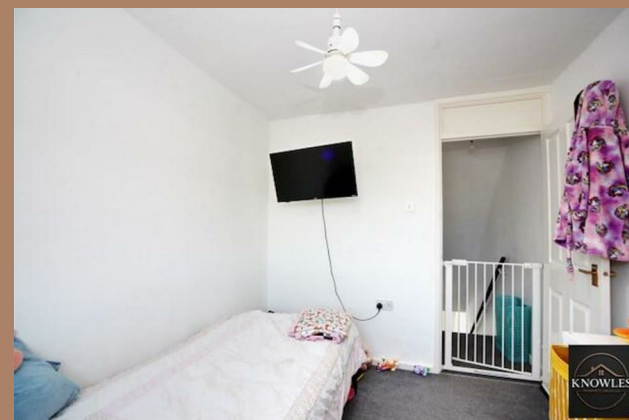
**Council Tax –** Band B

**Viewings –** By Appointment Only

**Floor Area –** 871.88 sq ft

**Tenure –** Freehold

**EPC Rating –** C





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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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