



Tonteg Close, Tonteg, Pontypridd, CF38 1LU

£330,000



- Superb Family Home
- No Onward Chain
- Excellent Location
- Corner Plot
- Four Double Bedrooms
- Off-Road Parking and Garage
- Close To Local Amenities
- Great A470/M4 Access
- EPC Rating E

# Description...

James Douglas is delighted to welcome this four double bedroom detached dormer bungalow property to the market, being sold with no onward chain and in the ever popular area of Tonteg, Pontypridd. This property is perfect for many types of buyers including those looking to upsize and develop a truly wonderful family home. In brief terms the accommodation comprises an entrance hallway, living room, bedroom two, bathroom, shower room, dining room, kitchen and bedroom one all on the ground floor. Upstairs there are two double bedrooms and a dressing room/office. Mains gas fired central heating and double glazed throughout. Driveway parking for multiple vehicles and an integral garage. A split level plot with good sized garden space. Potential to extend (STP) EPC E potential C. Council tax band E.

**\*\*NO ONWARD CHAIN\*\***

**\*\*POTENTIAL TO EXTEND (STP)\*\***

**\*\*3D WALK THROUGH AVAILABLE\*\***

UNIQUE and RARE OPPORTUNITY TO PURCHASE THIS FOUR BEDROOM DETACHED DORMER BUNGALOW PROPERTY - LOCATED IN THE SMALL VILLAGE OF TONTEG, PONTYPRIDD. PROPERTIES HERE ARE RARELY AVAILABLE, SO AN EARLY VIEWING IS THOROUGHLY RECOMMENDED.

**\*\*GARAGE & OFF-ROAD PARKING\*\***

**\*\*BEAUTIFULLY MAINTAINED CORNER PLOT GARDENS\*\***

**\*\*FOUR DOUBLE BEDROOMS AND TWO RECEPTION ROOMS\*\***

Tonteg Close, Tonteg is within a couple of minutes drive of Church Village/Tonteg village centre which includes a wide range of shops and sporting and recreational facilities. The local primary schools are Gwauncelyn Primary & Ysgol Ty Coch Primary School with the local comprehensive schools being Hawthorn High School & Ysgol Garth Olwg. There are also useful mainline railway stations in Pontypridd and Treforest town centres. Easy access to the A470/M4 motorway brings other major centres including the capital city of Cardiff, Newport and Swansea within commuting distance.

## Additional Information

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Tenure: Freehold

EPC: E

Council Tax Band: E

# Accommodation...

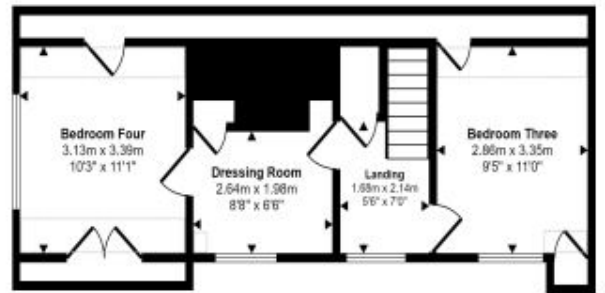
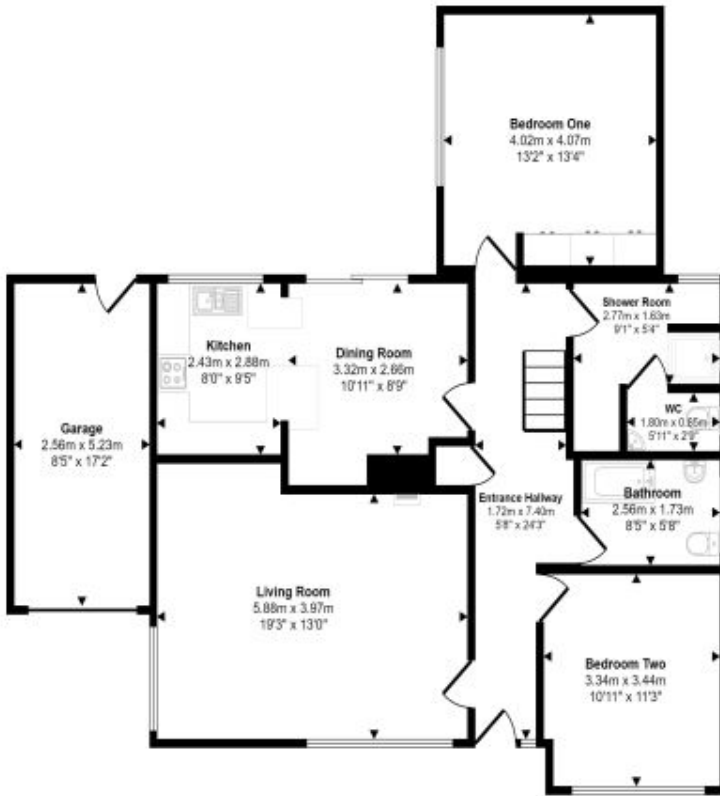
- Entrance Hallway
- Living Room
- Bedroom Two
- Bathroom
- Shower Room
- WC
- Bedroom One
- Dining Room
- Kitchen
- Garage
- Landing
- Bedroom Three
- Dressing Room/Office
- Bedroom Four
- Outside





# Floorplan

Approx Gross Internal Area  
198 sq m / 1634 sq ft



First Floor  
Approx 44 sq m / 469 sq ft

Ground Floor  
Approx 113 sq m / 1214 sq ft

▭ Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snaggy 360.

# Energy Rating

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
92- A			
(81-91) B			
(69-80) C			75
(55-68) D			
(39-54) E		39	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		