



Plane Street, Rhydyfelin, Pontypridd, CF37 5DE

£375,000



- **Pristine & Immaculate**
- **Fantastic Views**
- **Detached Family Home**
- **Three Reception Rooms**
- **Generous Kitchen-Diner**
- **2003 Self Build**
- **Off-Road Parking**
- **Landscaped Garden**
- **EPC Rating C**

Description...

James Douglas are thrilled to welcome this four bedroom detached property to the market, being set in the ever popular area of Rhydyfelin, Pontypridd. This property is perfect for any prospective buyer looking for that perfect family home. A large, immaculately presented detached family home. In brief terms the accommodation comprises an entrance hallway, WC, office, living room, kitchen/dining room, utility room and orangery all on the ground floor. Upstairs there are three double bedrooms, one single bedroom, family bathroom and en-suite to bedroom one all on the first floor. Mains gas fired central heating (Worcester combi boiler) and UPVC double glazed throughout. Gated access to block paved driveway parking for multiple vehicles. Side access on both sides. A level rear plot complemented by patio slabs, chippings, grass and shrubbery. There are also two handy wooden storage sheds. Potential to extend further (STP). EPC C potential B. Council tax band E.

****IMMACULATLY PRESENTED THROUGHOUT****

****THREE RECEPTION ROOMS****

****3D VIDEO TOUR AVAILABLE****

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

****GENEROUS KITCHEN/DINER AND UTILITY ROOM****

****PROPERTY HAS BEEN ADAPTED FOR EASIER DISABLED ACCESS****

****FANTASTIC VIEWS****

Plane Street, Rhydyfelin is within seven minutes drive of Pontypridd town centre which includes a wide range of shops and sporting and recreational facilities. The local primary schools are Ysgol Gynradd Gymraeg Awel Taf & St Michael's R.C. Primary School with the local comprehensive being Cardinal Newman R.C. Comprehensive School & Ysgol Afon Wen (primary & secondary). There is also a useful mainline railway in Treforest and Pontypridd 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

Tenure: Freehold

EPC: C

Council Tax Band: E

Accommodation...

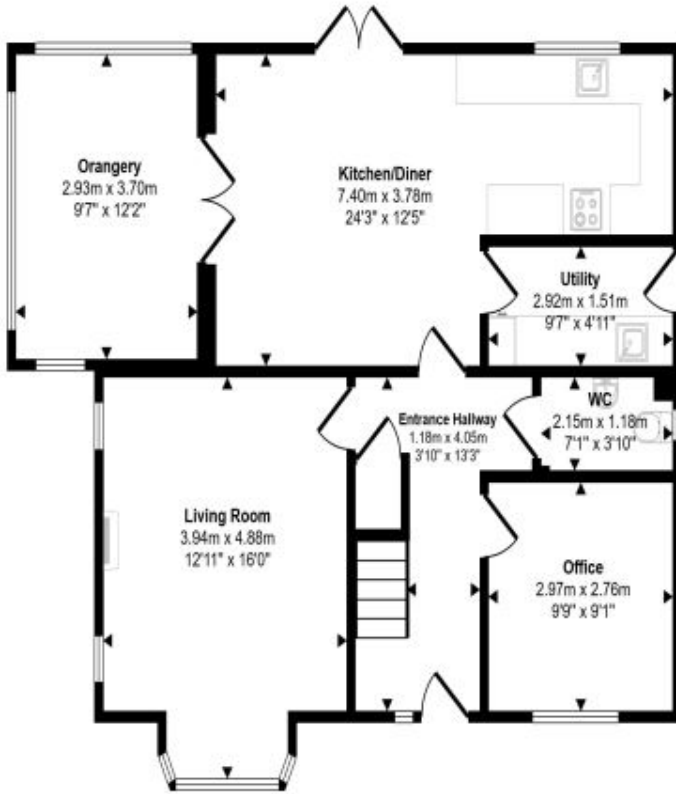
- Entrance Hallway
- Office
- WC
- Kitchen/Diner
- Utility Room
- Orangery
- Landing
- Bedroom One
- En-suite
- Bedroom Two
- Bedroom Three
- Bedroom Four
- Bathroom
- Outside
- Directions



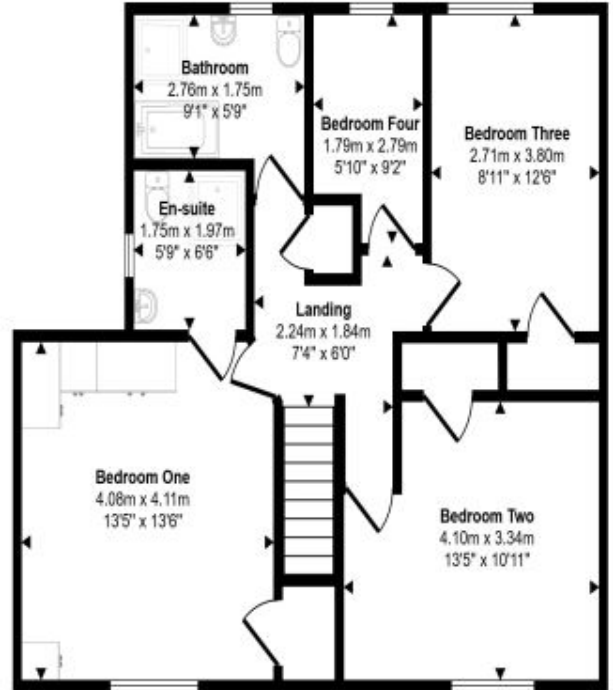


Floorplan

Approx Gross Internal Area
149 sq m / 1607 sq ft



Ground Floor
Approx 81 sq m / 873 sq ft



First Floor
Approx 68 sq m / 734 sq ft

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 Snappy 360.

Energy Rating

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
92- A			
(81-91) B			82
(69-80) C		75	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		