

Dynea Lane, Rhydyfelin, Pontypridd, CF37 5BX
£600,000



- **Pristine & Immaculate**
- **Modern Kitchen/Diner**
- **Close To Local Amenities**
- **Four Double Bedrooms**
- **Circa 0.44 Acre Plot**
- **Conservatory**
- **Fantastic Views**
- **Two Garages**
- **EPC Rating TBC**

Description...

James Douglas is thrilled to welcome this four double 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. In brief terms the accommodation comprises an entrance porch, hallway, office, conservatory, WC, living room and kitchen/dining room all on the ground floor. Upstairs there are four double bedrooms, a shower room and en-suite to bedroom one all on the first floor. Mains gas fired central heating and UPVC double glazed throughout. Electric gates access the sweeping driveway with parking for multiple vehicles. Side access on both sides. A tiered plot with spectacular views to the front. Two detached garages. The front and rear gardens are complemented by patio slabs, real grass, trees and shrubbery. The front garden offers a peaceful, quiet patio area which has been designed to take full advantage of the far reaching views. The glass and chrome balustrades beautifully encapsulate the design. North-east facing private rear garden space. Hot tub with veranda (staying). Potential to extend further (STP). EPC TBC. Council tax band E.

****IMMACULATELY PRESENTED THROUGHOUT****

****TWO RECEPTION ROOMS AND A LARGE CONSERVATORY****

****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 AND MODERN KITCHEN/DINER****

****SET WITHIN CIRCA 0.44 ACRES****

****UNBELIEVABLE VIEWS****

Cae Rhedyn, Dynea Lane, Rhydyfelin is within eight 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

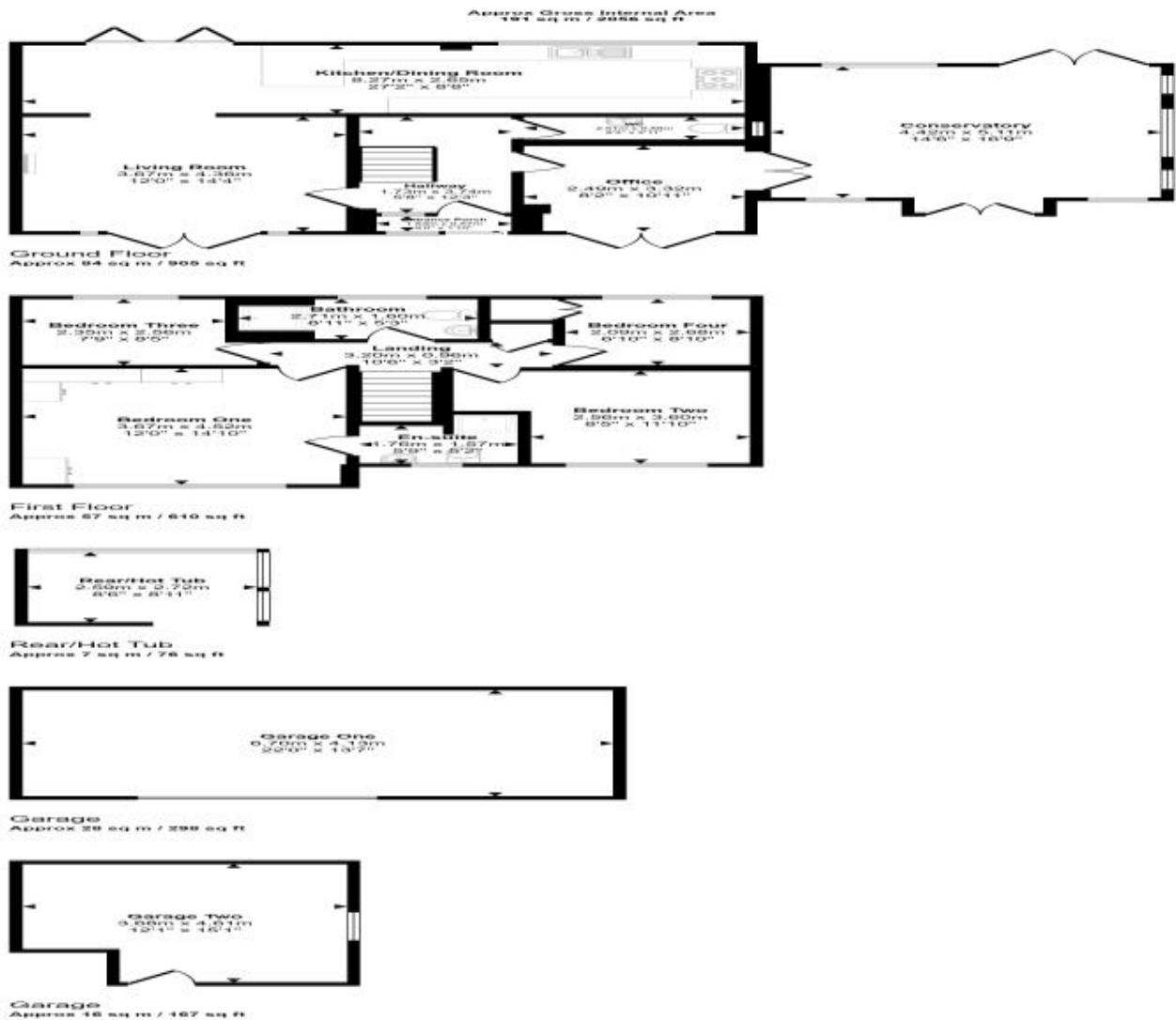
Accommodation...

- | | |
|-----------------------|-----------------|
| ● Entrance Porch | ● Landing |
| ● Hallway | ● Bedroom One |
| ● Office | ● En-suite |
| ● Conservatory | ● Bedroom Two |
| ● WC | ● Bedroom Three |
| ● Living Room | ● Bedroom Four |
| ● Kitchen/Dining Room | ● Shower Room |
| | ● Outside |





Floorplan



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. Plans of items such as bathroom suites are representations only and may not look like the real items. Made with Make Energy 360.

Energy Rating

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