

## **FOR SALE**

# Church Road, Tonteg, Pontypridd, CF38 1EH £375,000



- Generous Rear Garden
- No Onward Chain
- Council Tax BandD
- Modernised & Refurbished

- Detached Garage
- Close To Local Amenities
- Great A470/M4 Access
- EPC Rating E

#### **Description...**

Beautifully Renovated Three Bedroom Family Bungalow- Church Road, Tonteg, Pontypridd

Located on the highly sought-after Church Road in Tonteg, this stylishly refurbished three bedroom family home offers spacious, modern living in a prime location, just a short walk from local amenities, schools, and public transport links.

The property has excellent links to the a470/M4 perfect for your commute to work or schools and is a short drive from Upper Boat.

This beautifully presented property has been recently renovated throughout, blending contemporary finishes with charming character features – including a feature fireplace in the living room, adding warmth and personality to the heart of the home.

The modern kitchen and living areas flow effortlessly, opening out to a sunny rear garden that's perfect for summer entertaining, complete with a gazebo and BBQ area – ideal for family gatherings and relaxing evenings.

You'll find three excellent-sized bedrooms, including a sunny master bedroom, a second double bedroom with the added benefit of an en-suite, as well as a third double bedroom with built in wardrobes providing ample storage space.

There is a modern family bathroom with walk in shower, wash hand basin and W/C.

To the rear, a garage offers secure off-road parking or additional storage space, a valuable bonus in this popular residential area.

With Tonteg Doctors Surgery, Tesco Express, schools, and many other amenities and transport links like Treforest Train Station and Bus routes just a short walk or drive away, this home offers the perfect balance of comfort, convenience, and lifestyle.

This property is the ideal purchase for first time buyers or a family with a flexible living space offering charm and a cosy environment.

In accordance with Section 21 of the Estate Agent Act 1979, we declare that there is a personal interest in the sale of this property. The property is a staff related sale.

Additional Information

-----

Tenure: Freehold

EPC: E

Council Tax Band: D

#### Accommodation...

Porch
En Suite

Entrance Hallway

Living Room

Master Bedroom

Bedroom Two

Kitchen/Diner

Bedroom Three



















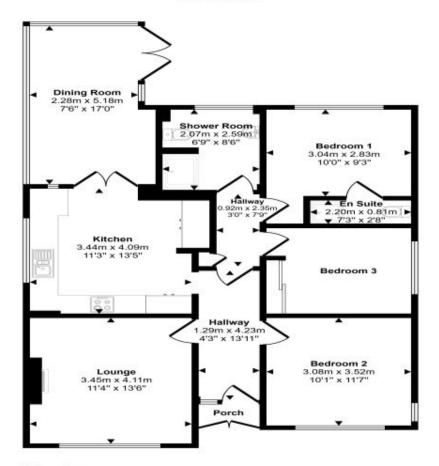






## Floorplan

Approx Gross Internal Area 91 sq m / 983 sq ft



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. 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**

