



Vale Gardens, Graigwen , Pontypridd, CF37 2HG

£300,000



- Detached Garage & Off-Road Parking
- Modern Kitchen & Bathroom
- Fantastic Views
- Spacious Rear Garden
- Modern & Immaculate Throughout
- Upstairs Shower Room
- Summerhouse With Bar
- Superb Family Home

Description...

James Douglas is thrilled to present this beautifully presented three-bedroom semi-detached home, which offers exceptional family accommodation, stunning panoramic valley views and a superb tiered rear garden complete with an impressive summerhouse and bar. It is situated in the sought-after Graigwen area of Pontypridd.

Lovingly maintained and upgraded by the current owners, the property is presented in excellent condition throughout and is ready for immediate occupation. The accommodation briefly comprises an inviting entrance hall, spacious lounge, modern fitted kitchen/diner with ample storage and workspace, three well-proportioned bedrooms and a stylish contemporary shower room.

Externally, the property continues to impress. To the front is a low-maintenance garden alongside off-road parking leading to a detached single garage. To the rear, the beautifully landscaped north-east facing garden has been thoughtfully designed across several levels, creating a fantastic outdoor entertaining space while maximizing the breathtaking views across the surrounding countryside and valley.

A particular feature is the elevated composite decked terrace, providing the perfect setting for morning coffee, outdoor dining or simply enjoying the uninterrupted outlook. The detached summerhouse, complete with its own bar area, offers a versatile space ideal for entertaining, relaxing or working from home.

Located within easy reach of Pontypridd town centre, local schools, transport links and amenities, this exceptional home combines modern living with outstanding outdoor space and scenery.

Early viewing is highly recommended.

Key Features:

Beautifully presented three-bedroom semi-detached home

Freehold

Sought-after Graigwen location

Stunning panoramic valley views

Spacious lounge

Modern fitted kitchen

Contemporary shower room

UPVC double glazing throughout

Composite front entrance door

Gas central heating

Detached single garage

Accommodation...

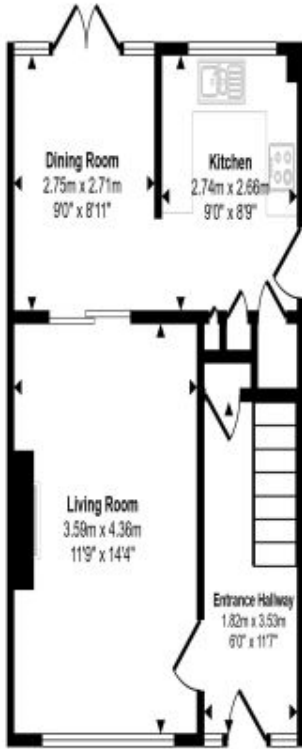
- Entrance Hallway
- Living Room
- Kitchen/Diner
- Landing
- Bedroom One
- Bedroom Two
- Bedroom Three
- Shower Room
- Outside
- Summerhouse
- Directions



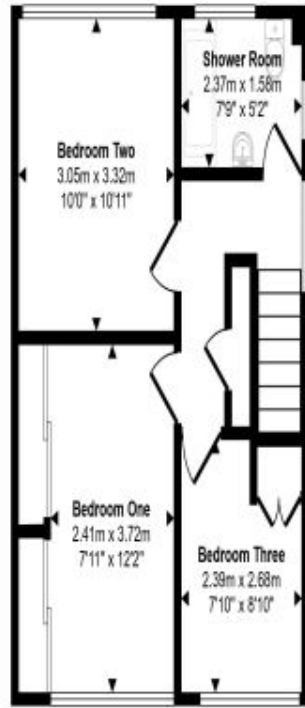


Floorplan

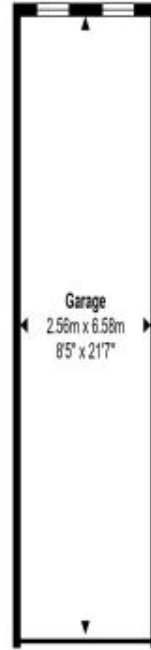
Approx Gross Internal Area
116 sq m / 1253 sq ft



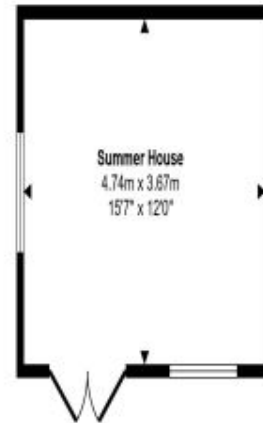
Ground Floor
Approx 40 sq m / 434 sq ft



First Floor
Approx 48 sq m / 430 sq ft



Garage
Approx 17 sq m / 181 sq ft



Summer House
Approx 17 sq m / 187 sq ft



WC
Approx 2 sq m / 20 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 391.

Energy Rating

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
92- A			WAITING VALUES
(81-91) B			
(69-80) C			
(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	