

Lanwood Road, Graigwen, Pontypridd, CF37 2EP
£270,000



- Ideal Family Home
- Block Paved Driveway
- Spectacular Panoramic Views
- Modern Fitted Kitchen
- Close To Local Amenities
- Ideal First Time Buy
- Sought After Location
- Three Bedrooms & Loft Room
- EPC Rating B

Description...

James Douglas is delighted to welcome this beautifully presented three-bedroom semi-detached family home to the market. Offered for sale at £270,000, this attractive freehold property occupies a sought-after position in the ever-popular Graigwen area of Pontypridd. Lovingly maintained by the current owners since 1989, the home offers spacious accommodation, an attractive frontage, off-road parking and a versatile loft room enjoying spectacular far-reaching views.

The property immediately impresses with its excellent kerb appeal, benefitting from block-paved off-road parking, a beautifully maintained front garden complemented by a well-kept lawn, decorative chippings and mature shrubbery, together with convenient side access leading to the rear.

Internally, the home is modern and well presented throughout, offering a welcoming entrance porch leading into the main hallway. From here, you'll find a bright and comfortable living room, ideal for relaxing, alongside a spacious dining room which opens seamlessly into the fitted kitchen, creating an excellent space for everyday family life and entertaining.

The first floor comprises three well-proportioned bedrooms together with a family bathroom. Whilst the bathroom is slightly more traditional in style, it has been exceptionally well maintained and offers an excellent opportunity for a purchaser to modernise to their own taste over time.

A standout feature of the home is the staircase from the second bedroom leading to a versatile loft room. Illuminated by two Velux windows, this fantastic additional space enjoys breathtaking panoramic views across Pontypridd and the surrounding valleys, making it ideal as a home office, hobby room, occasional guest accommodation or children's playroom (please note this room is not classified as a bedroom).

Externally, the north-west facing rear garden is arranged over two tiers, offering excellent potential for buyers to make it their own. The first tier is complemented by patio slabs, providing an ideal seating area, while the upper tier features a decked area alongside a charming summer house (not included in sale). Together, the space offers a fantastic opportunity to create an attractive outdoor entertaining area while enjoying the peaceful surroundings.

This much-loved home has remained in the same ownership for over 35 years and presents a wonderful opportunity for its next owners to move straight in while adding their own personal touches over time. Combining generous accommodation, attractive gardens, off-road parking and outstanding views, early viewing is highly recommended to fully appreciate everything this fantastic family home has to offer.

Tenure: Freehold

Council Tax Band: C

EPC Rating: TBC

Accommodation...

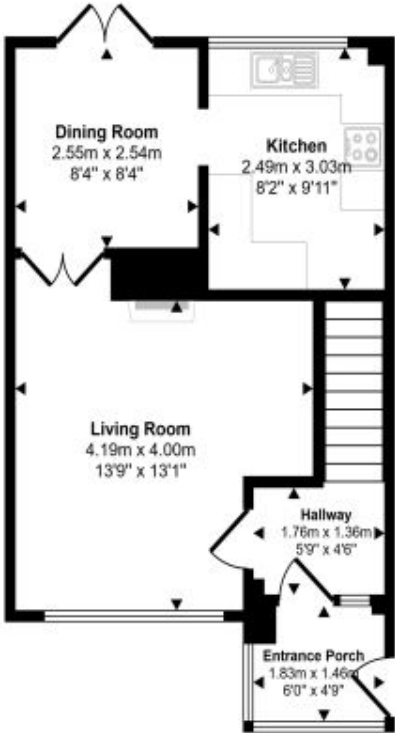
- Entrance Porch
- Hallway
- Living Room
- Dining Room
- Kitchen
- Landing
- Bathroom
- Bedroom One
- Bedroom Three
- Bedroom Two
- Loft Room
- Outside
- Directions





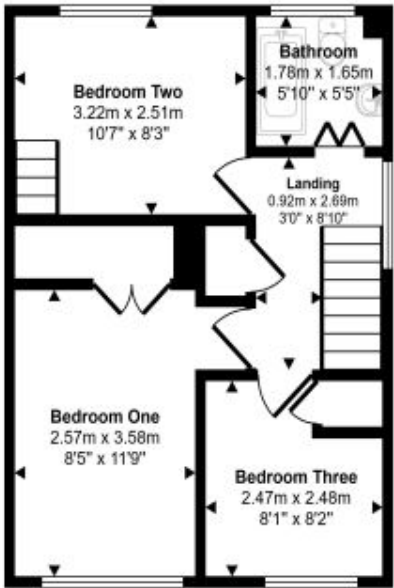
Floorplan

Approx Gross Internal Area
94 sq m / 1009 sq ft

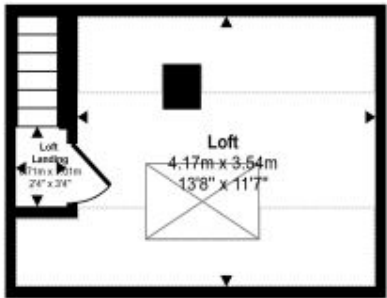


Ground Floor
Approx 40 sq m / 426 sq ft

Denotes head height below 1.5m



First Floor
Approx 37 sq m / 395 sq ft



Second Floor
Approx 18 sq m / 189 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
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	