

**Gerddi Glan Taf, Rhydyfelin, Pontypridd, CF37 5BT**  
**£260,000**



- Modern & Immaculate Throughout
- En-Suite to Main Bedroom
- Downstairs WC
- Ideal First Time Buy
- Modern Kitchen & Bathroom
- Great A470/M4 Access
- Close To Local Amenities
- Generous Kitchen-Diner
- EPC Rating B

# Description...

James Douglas is delighted to welcome this beautifully presented three-bedroom semi-detached property to the market, situated in the popular residential area of Rhydyfelin, Pontypridd. Offering modern and exceptionally well-kept accommodation throughout, together with off-road parking, attractive landscaped gardens and views to the rear, this lovely home would make an ideal purchase for first-time buyers, families or those looking to downsize.

The property is approached via a good-sized front garden, complemented by areas of real grass, patio slabs, decorative chippings, mature trees and shrubbery, with a driveway providing off-road parking for two cars. There is also convenient side access to the rear garden, whilst the electric meter is positioned to the front of the property and the gas meter to the side.

Internally, the property is very modern and well presented throughout. The accommodation briefly comprises an entrance hallway with tiled flooring, a good-sized living room with attractive bay window, a downstairs WC and a particularly impressive kitchen/diner. The kitchen is fitted with a range of modern cream wall and base units, complemented by a ceramic sink and integrated appliances including a fridge/freezer, washing machine and dishwasher. The kitchen/diner provides an excellent space for both everyday family life and entertaining, whilst enjoying pleasant views towards the rear.

To the first floor is a landing providing access to three bedrooms, comprising two generous double bedrooms and a further single bedroom. Bedroom one benefits from its own en-suite shower room, whilst the accommodation is completed by a modern family bathroom. All of the bedrooms are well maintained and presented, providing comfortable and versatile living space.

Externally, to the rear is a beautifully landscaped South-facing garden which has been thoughtfully arranged to provide a fantastic outdoor space. The garden is complemented by areas of real grass and patio slabs, together with a summerhouse, outside tap and attractive views to the rear. The South-facing aspect provides an excellent space for enjoying the garden throughout the day, whilst the side access adds further practicality.

Situated in the popular area of Rhydyfelin, the property is conveniently positioned for local amenities, schools, transport links and the wider Pontypridd area. The combination of its modern presentation, generous kitchen/diner, en-suite to the principal bedroom, two-car driveway and attractive landscaped gardens makes this an excellent opportunity for a variety of buyers.

Early viewing is highly recommended to appreciate the standard of accommodation, gardens and overall presentation this property has to offer.

Freehold  
Council Tax Band C  
EPC rating TBC.

# Accommodation...

- Entrance Hallway
- WC
- Living Room
- Kitchen/Diner
- Landing
- Bedroom One
- En-Suite
- Bedroom Two
- Bedroom Three
- Family Bathroom
- Outside
- Directions



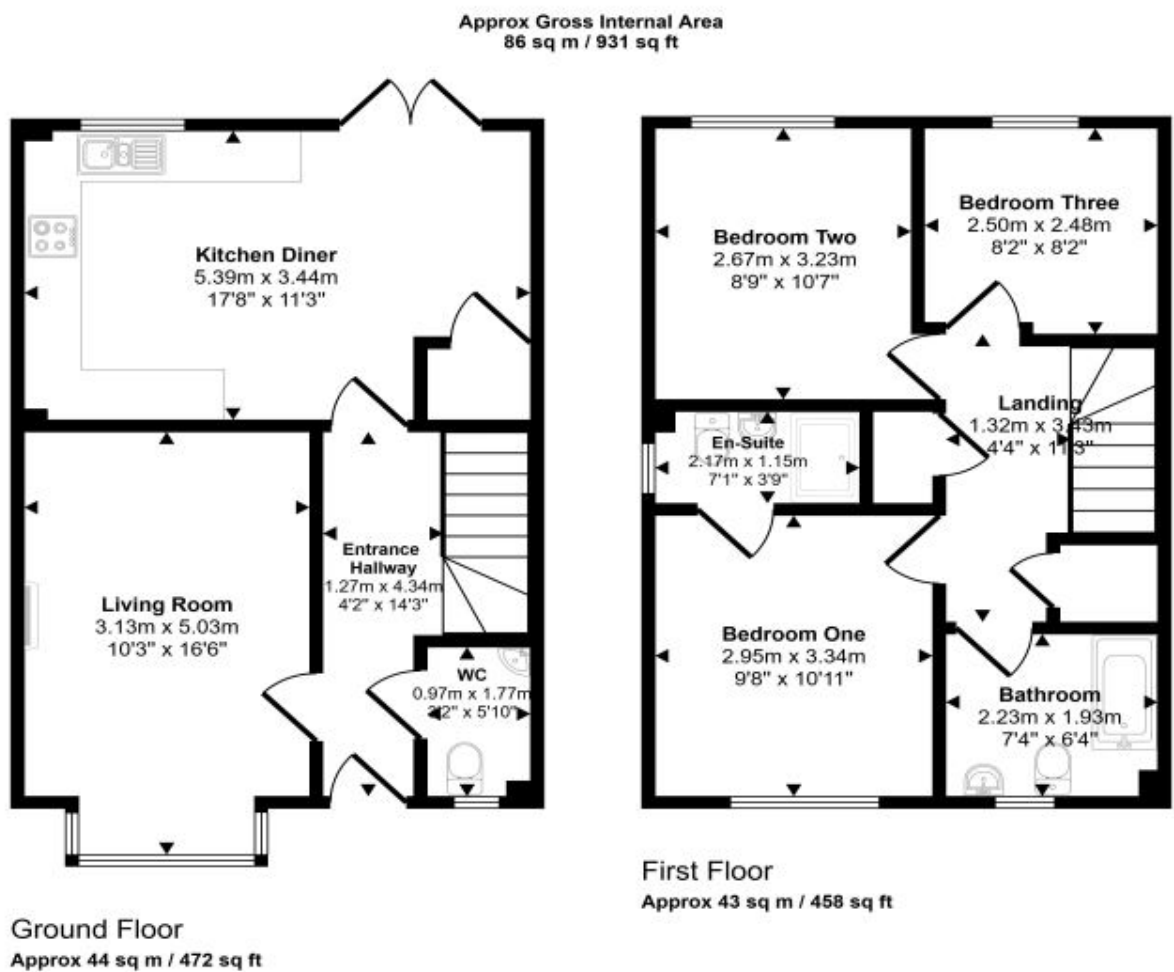








# Floorplan



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

