

Clydach Close, Glyncoch, Pontypridd, CF37 3DA
£160,000



- No Onward Chain
- Downstairs WC & Upstairs Shower Room
- Well Presented Throughout
- Three Double Bedrooms
- Landscaped Garden
- Fantastic Views
- Close To Local Amenities
- Modern Kitchen/Diner

Description...

James Douglas is delighted to welcome to the market this beautifully presented three-bedroom semi-detached property, situated within a popular residential location in Glyncoch, Pontypridd. Well maintained and tastefully decorated throughout, the property offers spacious and versatile accommodation, a modern kitchen and shower room, useful additional utility space, a landscaped rear garden and incredible far-reaching views to the rear.

The property is approached via a front garden, with steps leading down to the entrance porch and front door. The front garden is complemented by patio slabs, decorative stones and established shrubbery and useful side access.

On entering the property, the hallway provides access to the principal ground floor accommodation. The main living space has been thoughtfully arranged in an open-plan style, with a modern and well-presented kitchen/dining area opening directly into the living room, creating a sociable and practical space for everyday family life and entertaining.

The kitchen is fitted with attractive modern cream wall and base units, complementary laminate worktops, a stainless steel sink and an integrated dishwasher. The dining area provides plenty of space for a family dining table, while the open connection through to the living room creates a particularly spacious feel. The living room itself has been nicely decorated and features an attractive media wall, providing an excellent focal point to the room.

From the kitchen/dining area is access to a useful utility room. The room offers excellent potential for those requiring additional utility or storage space, with room for both a washing machine and tumble dryer. A further door leads from the utility room to a convenient downstairs WC. The property also benefits from useful understairs storage/pantry space, which houses the electric meter and fuse box.

To the first floor is a landing providing access to three well-proportioned bedrooms and the modern shower room. There are two particularly good-sized double bedrooms, alongside a smaller third bedroom which would make an ideal child's bedroom, home office, nursery or dressing room. The modern shower room has a contemporary finish and provides a practical suite for the household.

Externally, the rear garden is undoubtedly one of the property's major attractions. North facing and beautifully landscaped, the garden has been designed to provide a variety of areas for relaxing, entertaining and enjoying the spectacular outlook. Immediately from the kitchen/dining area is a raised patio area, with further patio slabs, decorative stones, chippings, areas of real lawn, established trees and shrubbery, decking and a dedicated fire pit area. The garden also benefits from two storage sheds and a superb summerhouse which has been thoughtfully divided into two sections. One section is currently arranged as a gym, accessed via a UPVC double glazed door making this an excellent additional space for those working from home, exercising or requiring a separate hobby area. The second section provides useful tool storage area. The rear garden enjoys incredible far-reaching views across the surrounding area, providing a wonderful backdrop and adding a real sense of space and openness to the property.

Accommodation...

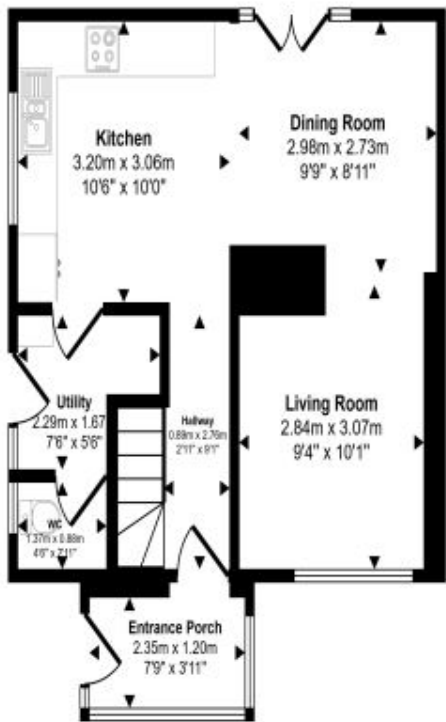
- Entrance Porch
- Hallway
- Kitchen/Diner
- Living Room
- Utility Room
- WC
- Landing
- Bedroom One
- Bedroom Two
- Bedroom Three
- Shower Room
- Outside
- Directions



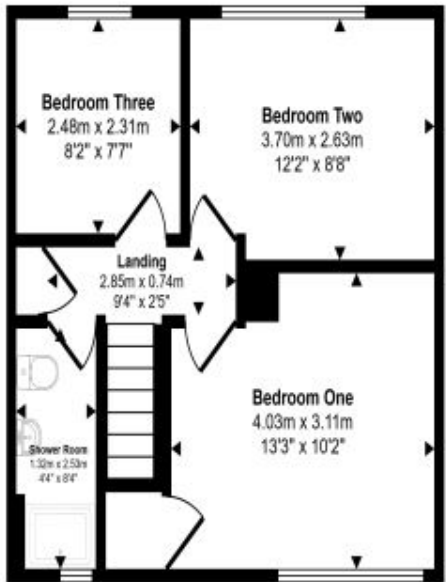


Floorplan

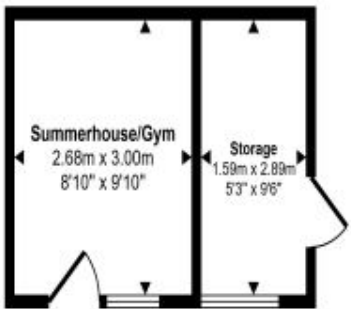
Approx Gross Internal Area
92 sq m / 992 sq ft



Ground Floor
Approx 41 sq m / 446 sq ft



First Floor
Approx 38 sq m / 406 sq ft



Outbuildings
Approx 13 sq m / 140 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		
(92-100) A	74	88
(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 