

Pantygraigwen Road, Pantygraigwen, Pontypridd, CF37 2RS



- Generous Kitchen-Diner
- Three Bedrooms & Home Office
- Spectacular Panoramic Views
- Upstairs Bathroom
- Great A470/M4 Access
- No Onward Chain
- Close To Local Amenities
- Generous Rear Garden
- EPC Rating BRC

Description...

James Douglas is delighted to welcome to the market this spacious three bedroom detached property, situated in the popular Pantygraigwen area of Pontypridd. Offering generous accommodation throughout, a good-sized rear garden and spectacular panoramic views from the front of the property, this is a home that offers excellent space and potential for a growing family or those looking to start a family.

The property is approached via steps leading up to a patio front garden, complemented by established shrubbery, with on-street parking available to the front. A gated side access leads through to the rear garden, which is north-east facing and arranged over four tiers. The garden offers a combination of patio slabs, artificial grass, mature trees and shrubbery, together with a greenhouse and outside tap. There also appears to have previously been rear access, with existing steps now somewhat overgrown, which could potentially provide an opportunity to re-establish access to the garden, subject to any necessary permissions.

Internally, the property is accessed via a composite front door into a particularly spacious living/dining room. This impressive room benefits from dual-aspect windows to the front, providing spectacular panoramic views, while also incorporating the staircase to the first floor and a door leading through to the kitchen/breakfast room.

The kitchen/breakfast room is a good size and is fitted with wood-effect wall and base units complemented by laminate worktops. There is ample room for a dining or breakfast area, making this a practical family space. A number of the white goods and other items of furniture are available by separate negotiation, if required.

To the first floor, a large landing provides access to all rooms, including three bedrooms, a home office and a really good-sized four-piece family bathroom. The additional home office provides useful flexibility and could also lend itself to a variety of other uses depending on the purchaser's requirements.

Whilst the property would benefit from some modernisation in places, it offers excellent proportions and considerable potential to create a comfortable and spacious family home. The combination of generous internal accommodation, four-tier rear garden, panoramic views and detached status makes this a property worthy of closer inspection.

Early viewing is highly recommended to appreciate the size, layout, views and potential this property has to offer.

Tenure: Freehold

Council Tax: Band E

EPC TBC

Accommodation...

- Living/Dining Room
- Kitchen/Breakfast Room
- Landing
- Bedroom One
- Bedroom Two
- Bedroom Three
- Office
- Bathroom
- Outside
- Directions



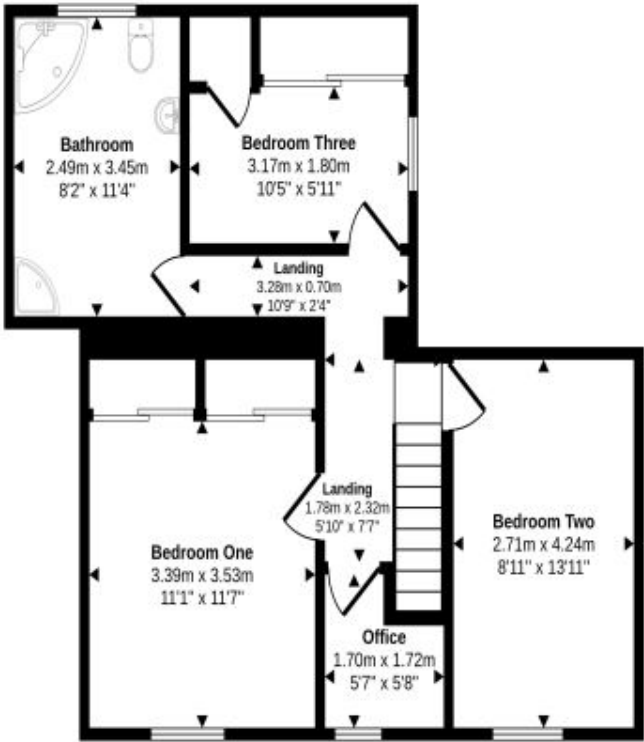


Floorplan

Approx Gross Internal Area
114 sq m / 1225 sq ft



Ground Floor
Approx 57 sq m / 610 sq ft



First Floor
Approx 57 sq m / 615 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		
(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	