

Laburnum Terrace, Rhydyfelin, Pontypridd, CF37 5LY
£220,000



- Great A470/M4 Access
- Modern Kitchen & Bathroom
- Well Presented Throughout
- Two Double Bedrooms
- Loft Room
- Off-Road Parking
- Landscaped Garden
- Close To Local Amenities
- EPC Rating TBC

Description...

James Douglas is delighted to welcome to the market this charming two-bedroom semi-detached property with a useful loft room, situated in the popular residential area of Rhydyfelin, Pontypridd. This well-presented home offers spacious and versatile accommodation throughout, together with gated off-road parking, low-maintenance gardens and excellent additional space within the loft.

The property would make an ideal purchase for first-time buyers, couples, small families or those looking for a home offering additional space for working from home, hobbies or storage.

In brief, the accommodation comprises an entrance porch leading into the hallway, with access to the comfortable living room which benefits from a feature log burner, creating a warm and welcoming space for relaxing. The living room opens through into the modern and well-presented kitchen/diner, which has been fitted with a range of modern wall and base units, ample worktop space and a useful kitchen island, providing an excellent area for both everyday dining and entertaining. Double doors lead through into the conservatory, creating a further versatile reception space with access and views over the rear garden.

To the first floor, a split-level landing provides access to two generous double bedrooms, both benefiting from fitted wardrobes, together with the family bathroom. A further staircase leads from the landing to the loft room, which benefits from a Velux window and provides a useful additional space with a variety of potential uses.

Externally, the property benefits from gated off-road parking to the front for one vehicle, whilst the front garden has been designed for ease of maintenance and is complemented by artificial grass and patio slabs. Side access leads through to the rear garden. The north-facing rear garden is also low maintenance and is complemented by artificial grass and patio slabs, together with two useful sheds and a garden bar, creating a fantastic outdoor space for relaxing and entertaining during the warmer months.

The property is conveniently located for local shops, schools, amenities and transport links, with Pontypridd town centre and the wider South Wales road network also within easy reach.

An excellent opportunity to acquire a well-presented two-bedroom semi-detached home with a useful loft room, gated off-road parking, modern kitchen/diner, conservatory and low-maintenance gardens.

Early viewing is highly recommended.

Freehold

Council Tax Band: B

EPC Rating TBC

Accommodation...

- Entrance Porch
- Hallway
- Living Room
- Kitchen/Diner
- Conservatory
- Split Level Landing
- Bedroom One
- Bedroom Two
- Bathroom
- Loft Room
- Outside
- Directions



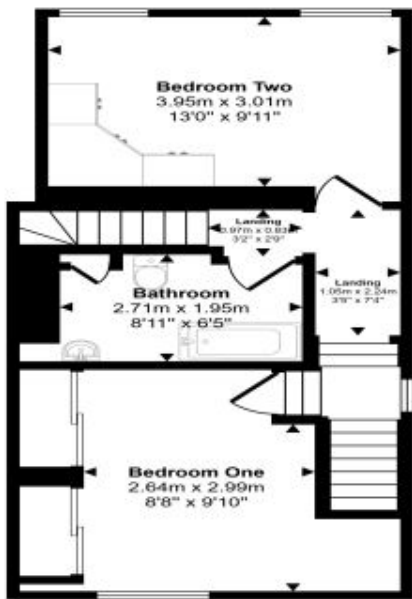


Floorplan

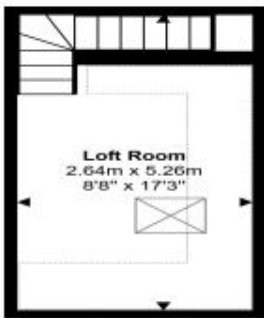
Approx Gross Internal Area
110 sq m / 1179 sq ft



Ground Floor
Approx 53 sq m / 569 sq ft



First Floor
Approx 43 sq m / 461 sq ft



Second Floor
Approx 14 sq m / 149 sq ft

Denotes head height below 1.5m

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