

Heol Lodwig, Church Village , Pontypridd , CF38 1TJ
£360,000



- No Onward Chain
- Excellent Location
- Well Presented Throughout
- Generous Living Space
- Downstairs WC, Family Bathroom & En-Suite
- Detached Garage & Off-Road Parking
- Great A470/M4 Access
- Four Double

Description...

James Douglas is delighted to welcome to the market this four-bedroom detached property in Church Village, offered for sale with no onward chain at £360,000. Offering spacious accommodation, four double bedrooms, off-road parking and a detached garage, this well-presented home is ideally suited to families looking for space, practicality and convenient access to local amenities and transport links.

The ground floor opens into an entrance hallway, providing access to a convenient downstairs WC, separate dining room and living room. The modern pink kitchen offers a contemporary finish, complemented by a separate utility room which provides additional practicality and storage.

Upstairs, the landing leads to four well-proportioned double bedrooms and a family bathroom. Bedroom one further benefits from its own en-suite, adding an extra level of convenience for busy households.

Externally, the property benefits from a front garden featuring patio slabs, a lawn, trees and shrubbery, with side access leading through to the rear. The east-facing rear garden offers a pleasant outdoor space, incorporating patio slabs, a lawn, decorative stones, established trees and shrubbery, as well as a vegetable patch for those who enjoy gardening. The garden also enjoys pleasant views to the rear, creating an appealing setting to relax or entertain outdoors.

Off-road parking and a detached garage provide valuable additional space for vehicles, storage or hobbies.

Situated in the popular area of Church Village, the property is conveniently positioned for a range of local amenities, schools and everyday services. Good road links provide access to Pontypridd, Cardiff, Merthyr Tydfil and the surrounding areas, making this a practical choice for commuters and families alike.

Offered with no onward chain, this spacious detached home presents an excellent opportunity for buyers seeking a well-maintained family property with generous bedroom accommodation and useful outdoor space.

Early viewing is highly recommended.

Tenure: Freehold
Council Tax Band: E
EPC Rating: TBC

Accommodation...

- Entrance Hallway
 - WC
 - Dining Room
 - Living Room
 - Kitchen
 - Utility
 - Landing
- Bedroom One
 - En-Suite
 - Bedroom Two
 - Bedroom Three
 - Bedroom Four
 - Family Bathroom
 - Outside
 - Directions



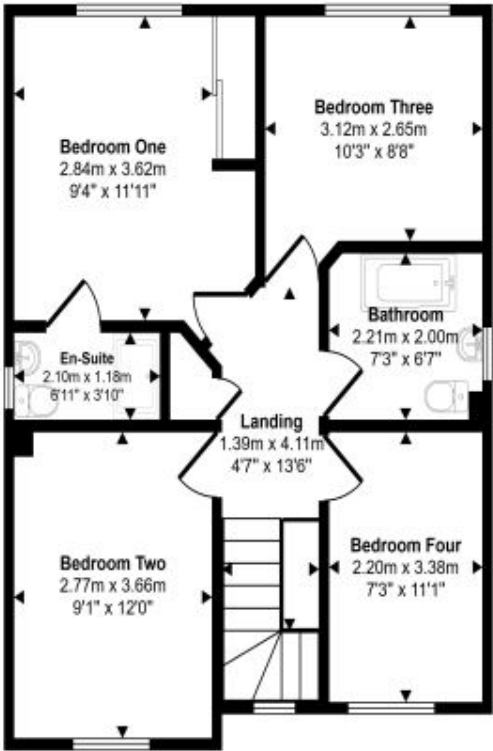


Floorplan

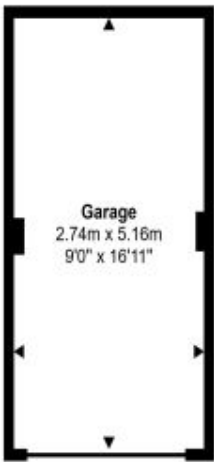
Approx Gross Internal Area
127 sq m / 1368 sq ft



Ground Floor
Approx 56 sq m / 602 sq ft



First Floor
Approx 57 sq m / 614 sq ft



Garage
Approx 14 sq m / 152 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	