



**16 Clydach Road, Pontypridd, CF37 3LX**

**£299,950**

**\*\* Character Bay Fronted Semi Detached House \*\* Excellent Potential \*\* Three bedrooms \*\***

An ideal family home with views to the front.

A bay fronted semi detached house located in the popular village of Ynysybwl close to amenities, local shops, school, countryside walks and Taff Trail.

Comprising entrance hall, lounge, living/dining room, kitchen, three bedrooms, bathroom and separate wc.

There are good size gardens to the front and rear together with a single garage.

The property is in need of some updating but offers excellent potential.

No onward chain.

## Entrance Hall



Glazed entrance door with original leading and leaded side windows and bullseye window, radiator, coved ceiling, plate rack, staircase to first floor, understairs cupboard.

Lounge 11'10" x 11'0" (3.63 x 3.37)



Bay window to front with original leaded windows, radiator, coved ceiling, picture rail, tiled firegrate.

Living/Dining Room 18'8" x 13'9" (5.69 x 4.20)



Three double glazed windows to side and rear, radiator, picture rail, fitted gas fire.

Kitchen 12'0" x 7'4" (3.66 x 2.26)



Fitted base and wall cupboards, stainless steel sink unit, ceramic hob, double oven, space for fridge and washing machine, tiled walls, three double glazed windows to side and rear, glazed door to rear.

## First Floor Landing



Original leaded window to side, attic access.

Bedroom 1 14'1" x 11'10" (4.31 x 3.63)



Bay window to front with original leaded lights, radiator, picture rail.

Bedroom 2 14'0" x 10'5" (4.27 x 3.20)



Double glazed window to rear, radiator, fitted wardrobes.

### Bedroom 3 7'7" x 6'5" (2.32 x 1.96)



Window to front with original leaded lights, radiator, picture rail.

### Bathroom

Panelled bath with electric shower, wash hand basin, tiled walls, radiator, cupboard housing gas combination boiler, double glazed window to rear.

### Separate WC

WC, double glazed window to side.

### Outside



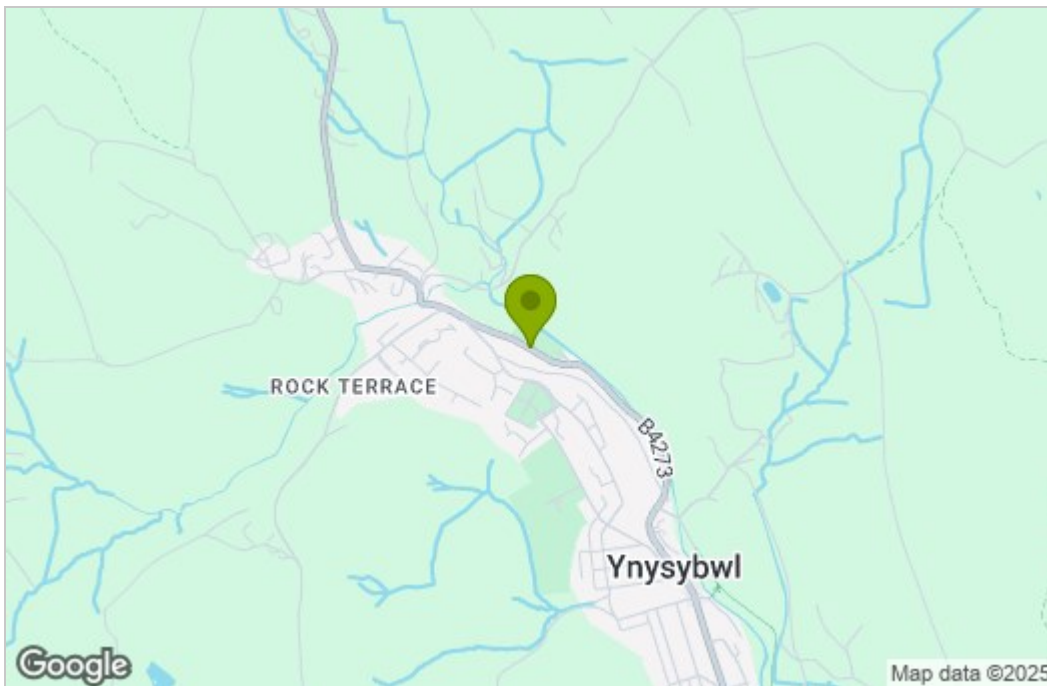
Elevated lawned front garden.

Side access leads to a paved courtyard, raised seating area, elevated lawns and garage.

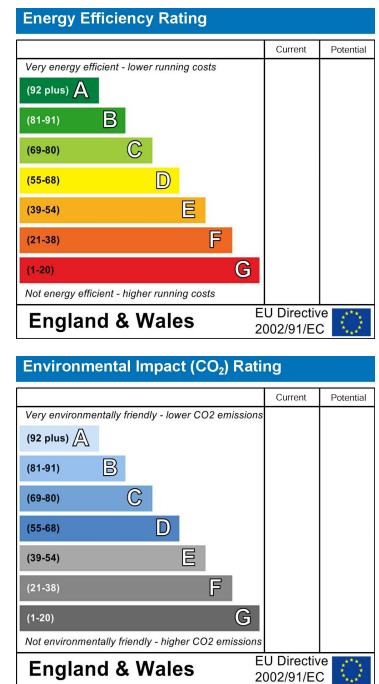
## Floor Plan



## Area Map



## Energy Efficiency Graph



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