



### **3 Ffordd Catraeth, Pontypridd, CF37 4JD**

### **£199,995**

Nestled in the tranquil cul-de-sac of Ffordd Catraeth in Cilfynydd, this modern semi-detached bungalow offers a delightful blend of comfort and convenience. With far-reaching views that enhance its charm, this property is perfect for those seeking a peaceful retreat while remaining close to essential amenities.

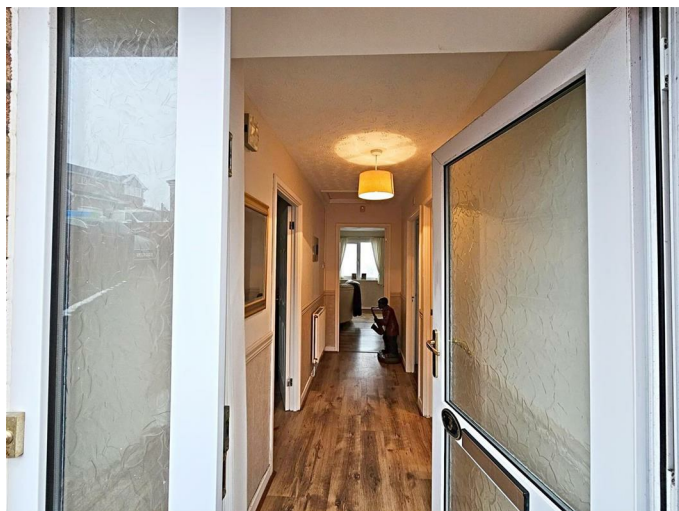
The bungalow features a spacious lounge, ideal for relaxation and entertaining guests. It boasts two generously sized double bedrooms, providing ample space for rest and privacy. The well-appointed bathroom caters to all your needs, ensuring a comfortable living experience.

One of the standout features of this property is the extensive parking available, accommodating up to three vehicles, along with a large detached garage that offers additional storage or workshop space. This is a rare find in a residential area, making it perfect for families or those with multiple vehicles.

Situated just minutes from main roads, this home offers easy access to local shops, schools, and transport links, making it an excellent choice for commuters and families alike. The quiet location ensures a serene environment, allowing you to unwind after a busy day.



## Entrance Hall



Double glazed entrance door and side panel, radiator, attic access, laminated wood flooring.

## Lounge 14'11" x 12'3" (4.55 x 3.75)



Two double glazed windows to rear, radiator, laminated wood flooring.

## Kitchen 10'9" x 7'2" (3.30 x 2.20)



Fitted with matching base and wall cupboards with tiled splash backs, stainless steel sink unit, electric cooker point, space for washing machine, breakfast bar, wall mounted gas combination boiler, radiator, double glazed window and door to rear.

## Bedroom 1 12'0" x 9'0" (3.67 x 2.75)



Double glazed window to front, radiator, laminated wood flooring.

## Bedroom 2 9'6" x 9'0" (2.90 x 2.75)



Double glazed window to front, radiator, laminated wood flooring.

## Bathroom/WC



White three piece suite comprising double ended panelled bath with shower mixer taps, wc, wash hand basin, part tiled walls, tiled floor, radiator, storage cupboard, double glazed window to side.

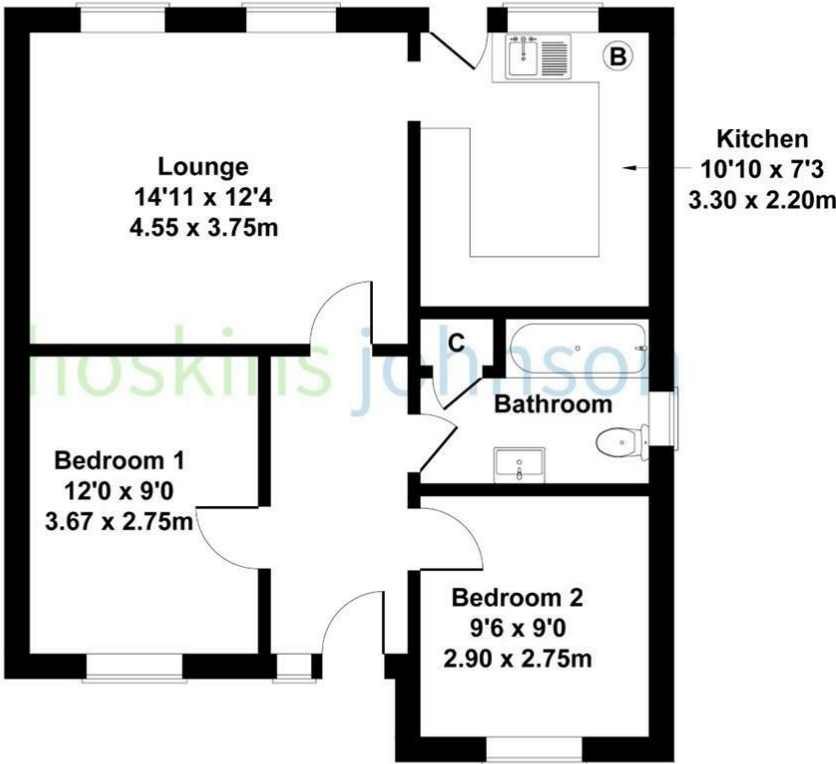
## Outside



Located on a good side plot with front, side and rear gardens with superb views over the surrounding area. Brick pillared entrance and driveway giving off road parking and giving access to a good size brick built detached garage with power and roller shutter door. Side and rear garden with paved seating area and lower garden with views over the area, as mentioned previously.

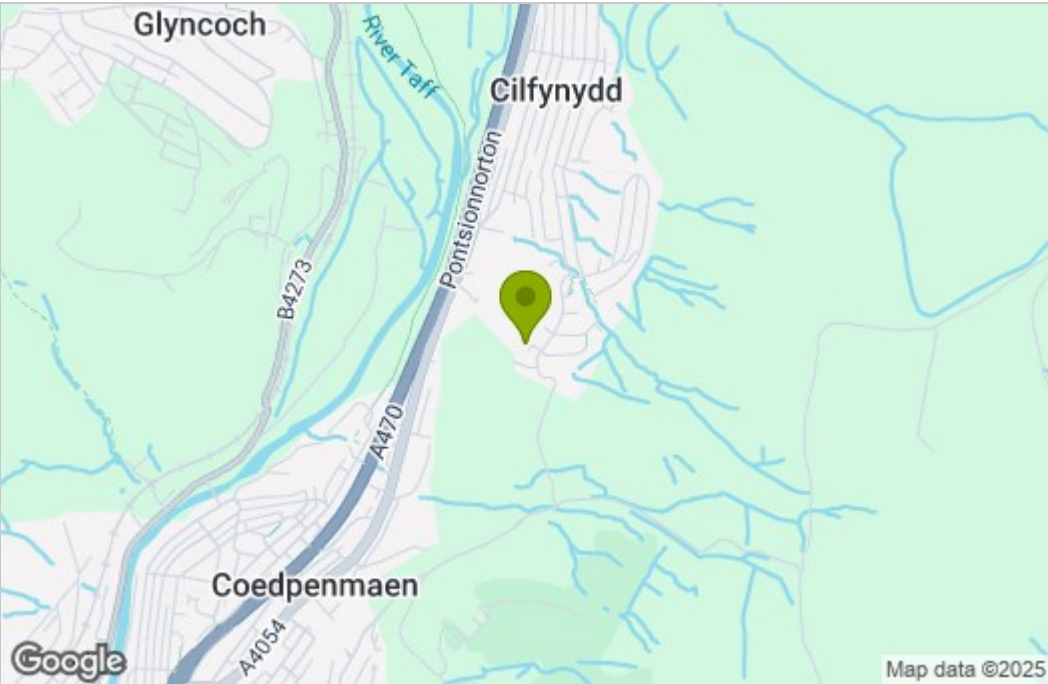
### 3 Ffordd Catraeth, Cilfynydd

Approximate Gross Internal Area  
624 sq ft - 58 sq m

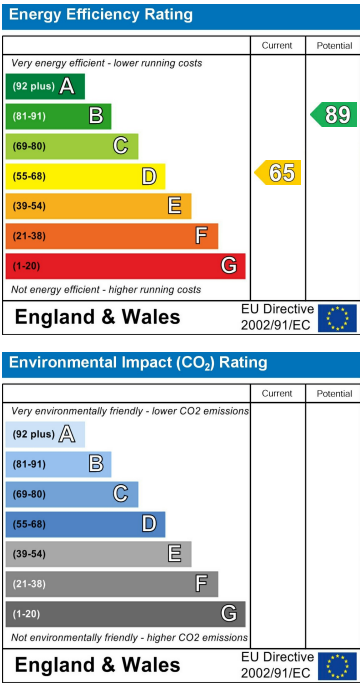


Not to Scale. Produced by The Plan Portal 2023  
For Illustrative Purposes Only.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.