



**11 Priory Close, Pontypridd, CF37 2ER**  
**£262,000**

Nestled in the charming area of Priory Close, Graigwen, this delightful semi-detached house presents an excellent opportunity for families and professionals. With three well-proportioned bedrooms, this home offers ample space for comfortable living. The first floor features a conveniently located bathroom, while a ground floor WC adds to the practicality of the layout.

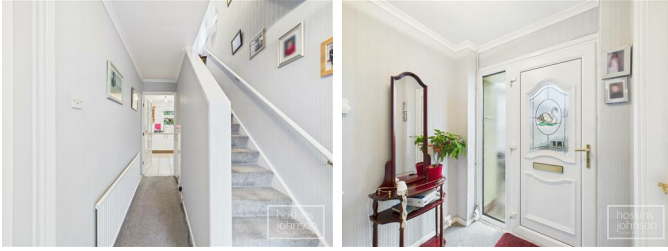
The property boasts three inviting reception rooms, providing versatile spaces that can be tailored to your needs, whether for entertaining guests or enjoying quiet family time. The good-sized kitchen is complemented by a separate utility room, ensuring that daily chores are managed with ease.

Set within a mature plot of land, the house benefits from off-road parking for two vehicles, along with a garage, making it ideal for those with multiple cars or who require additional storage. The location is particularly advantageous, with easy access to local bus routes, enhancing connectivity to the surrounding areas.

Importantly, this property is offered with no onward chain, allowing for a smooth and efficient purchase process. Whether you are looking to settle down in a welcoming community or seeking a sound investment, this semi-detached house in Priory Close is certainly worth considering.



## Hallway



Radiator with under stairs storage

## Living Room



Double glazed window over looking the front of the property. Electric fire with double doors leading into the dining room.

## Dining Room



Open plan dining room with the living room at the rear of the property. Radiator and also a doorway leading into the kitchen.

## Kitchen



Electric cooker, double glazed window over looking the rear garden.

## Living Room



Double glazed window over looking the rear garden, with French doors also leading to the rear.

## Cloak Room



Double glazed window.

## WC/ Utility Room



Space for a washing machine. Double glazed frosted window and WC

## Landing



## Bedroom 1



Built in storage, radiator and a double glazed window over looking the front of the property.

## Bedroom 2



Built in storage, with a double glazed window over looking the rear of the property.

## Bedroom 3



Radiator and double glazed window over looking the front of the property.

## Bathroom



Walk in shower, WC, wash hand basin, storage cupboards, double glazed window to rear.

## Garage



Single garage with light, built in storage and a double glazed window.

## Outside



Open plan front garden with lawn and driveway providing off road parking and giving access to single garage with light.

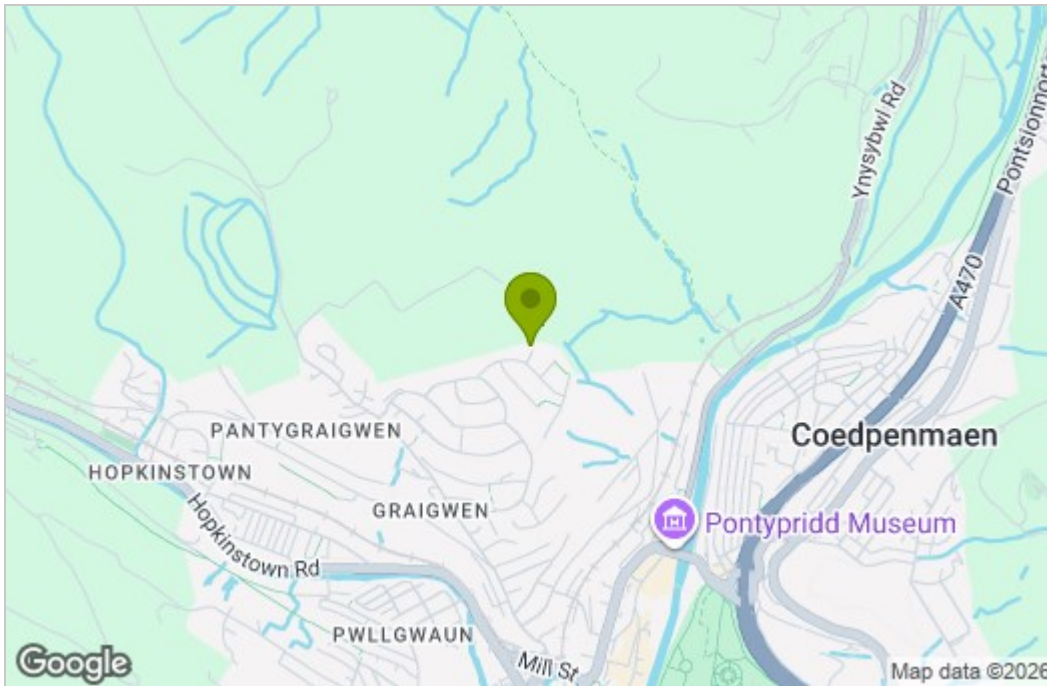
Side pedestrian access, leads to an enclosed garden with seating area and terraced lawned areas.



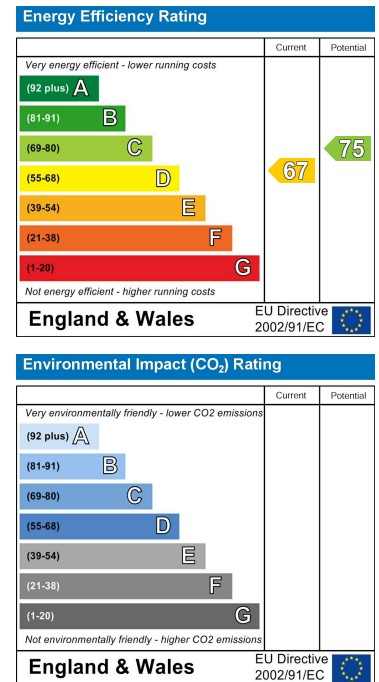
# Floor Plan



# Area Map



# Energy Efficiency Graph



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