



## 52 Dynea Road, Pontypridd, CF37 5DP

**£265,000**

Located on Dynea Road in the charming area of Rhydyfelin, this well-presented semi-detached house offers a delightful blend of modern living and family comfort. The property boasts an inviting open plan living, kitchen, and dining area, enhanced by bifold doors that seamlessly connect the indoor space to the rear garden, creating an ideal setting for both relaxation and entertaining.

With three spacious bedrooms, this home is perfect for families seeking room to grow. The ground floor also features a convenient WC & utility, adding to the practicality of the layout. The property is complemented by front and rear gardens, providing a lovely outdoor space for children to play or for hosting summer gatherings.

Parking is made easy with off road parking, ensuring that you have a secure spot for your car. The location is particularly advantageous, being in close proximity to local schools, shops, doctors and a leisure centre, making it an ideal choice for families looking for convenience and community.

This extended semi-detached house is not just a property; it is a wonderful family home that combines comfort, style, and practicality in a sought-after area. Do not miss the opportunity to make this charming residence your own, which is also offered with NO ONWARD CHAIN.

## Entrance Hall



Double glazed entrance door, radiator, ceiling spotlights, staircase to first floor, understairs storage.

## Cloaks/WC



WC, wash hand basin, tiled floor, ceiling spotlights, double glazed door and window to side.

## Lounge 12'7" x 9'0" (3.85 x 2.75)



Double glazed window to front, radiator, LVT flooring.

## Living Room 15'3" x 10'4" (4.67 x 3.17)



A superb open plan living space with radiator, ceiling spotlights, LVT flooring, media wall with feature fireplace, open plan to kitchen/diner.

## Open Plan Kitchen/Dining Area 21'1" x 11'8" (6.45 x 3.58)



A continuation of the open plan living space with Bi fold doors leading out to the garden, contemporary kitchen with modern base and wall cupboards with tiled splash backs, sink unit, 5 burner gas hob with extractor hood above, twin ovens, central island, LVT flooring, 2 modern vertical radiators, double glazed window to rear.

## Utility Room

Wall cupboards, space for washing machine and tumble drier, wall mounted gas combination boiler.

## First Floor Landing

Double glazed window to side.

## Bedroom 1 13'11" x 9'2" (4.26 x 2.80)



Two double glazed windows to front, radiator, two built in storage cupboards.

## Bedroom 2 11'1" x 8'6" (3.38 x 2.60)



Double glazed window to rear, radiator, built in storage cupboard.

## Bedroom 3 11'10" x 7'2" (3.61 x 2.20)



Double glazed window to rear, radiator.

## Bathroom



Three piece suite in white comprising panelled bath with electric shower, wc, wash hand basin, panelled walls, radiator, double glazed window to side.

## Outside

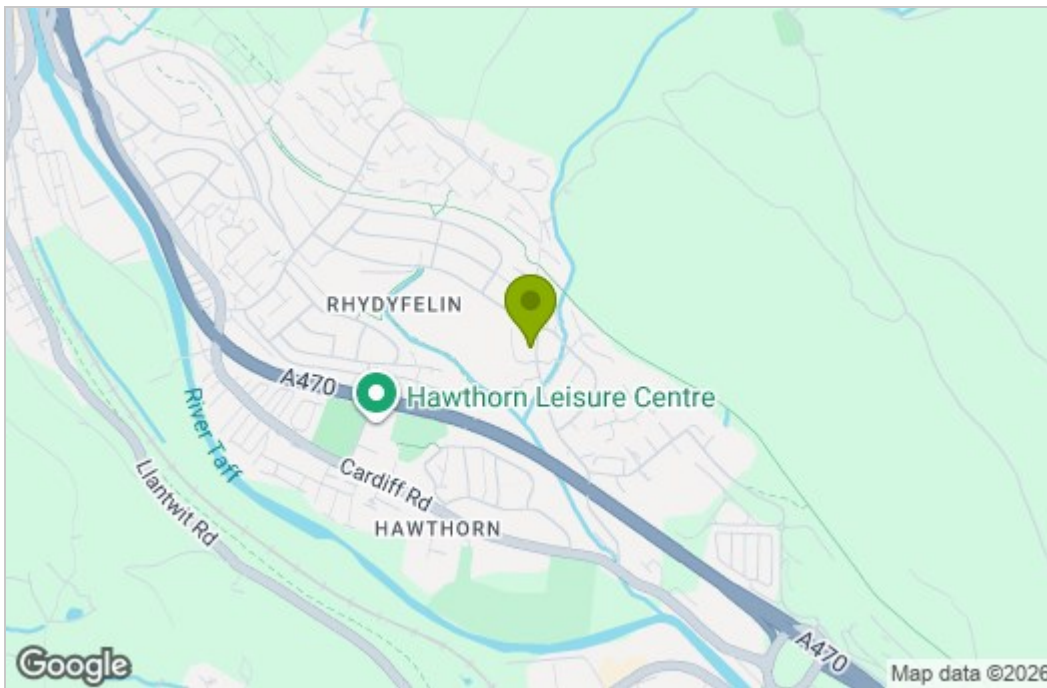


Lawned front garden with off road parking space. Side access, with storage, leads to an enclosed garden laid mainly to lawns.

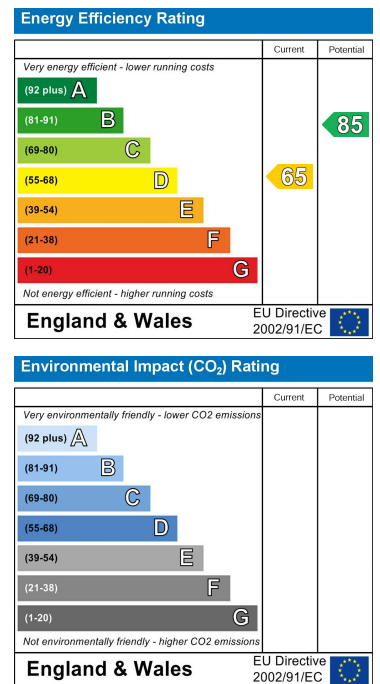
# Floor Plan



# Area Map



# Energy Efficiency Graph



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