



4 Ridgeway Close, Pontypridd, CF37 2HH

£280,000

Nestled in the tranquil cul-de-sac of Ridgeway Close, Graigwen, this three-bedroom semi-detached house presents an ideal opportunity for families seeking comfort and convenience. The property boasts three well-proportioned reception rooms, which including a delightful conservatory that offers picturesque views of the garden, creating a perfect space for relaxation and entertaining.

The modern kitchen is equipped with built-in appliances, ensuring that culinary enthusiasts will find it both functional and stylish. Additionally, the ground floor features a utility room/WC, enhancing the practicality of the home for everyday living.

With three spacious bedrooms, this residence provides ample accommodation for families or those looking for extra space. The property also benefits from parking for two vehicles, a valuable asset in this desirable area.

Situated just minutes from the town centre, as well as bus and train stations, this home offers excellent transport links, making it easy to explore the wider region. Whether you are commuting for work or enjoying local amenities, the location is both convenient and appealing.

In summary, this lovely semi-detached house on Ridgeway Close is a perfect family home, combining modern living with a peaceful setting. Do not miss the chance to make this delightful property your own.

Entrance
Double glazed patio doors.

Hallway



Double glazed door and side panel, radiator, coved ceiling, staircase to first floor, understairs cupboard.

Living Room 14'1" x 13'8" (4.31 x 4.17)



Double glazed window to front, radiator, coved ceiling, fireplace with fitted electric fire, glazed double doors leading into dining room.

Dining Room 11'6" x 10'11" (3.51 x 3.34)



Radiator, coved ceiling, double glazed patio doors lead into conservatory.

Conservatory 10'5" x 9'9" (3.19 x 2.98)



Double glazed windows and french doors leading out to garden, tiled floor, electric wall heater.

Kitchen 11'5" x 9'5" (3.49 x 2.89)



Fitted with modern, cream base and wall cupboards with tiled splash backs, stainless steel sink unit, gas hob with extractor hood above, electric oven & microwave, integral fridge, freezer and dishwasher, breakfast bar, tiled floor, ceiling spotlights, double glazed window to rear.

Lobby

Quarry tiled floor, storage cupboard, half glazed door to rear, door leading into garage.

Utility/WC

WC, wash hand basin, space for washing machine, quarry tiled floor, double glazed window to rear.

First Floor Landing



Double glazed window to side, coved ceiling, cupboard with gas central heating boiler, attic with drop down ladder.

Bedroom 1 14'2" x 11'5" (4.34 x 3.49)



Double glazed window to front, radiator, coved ceiling, fitted wardrobes with overhead cupboards, bedside cupboards and dressing table.

Bedroom 2 11'6" x 11'5" (3.53 x 3.49)



Double glazed window to rear, radiator, coved ceiling.

Bedroom 3 9'1" x 8'11" (2.77 x 2.74)



Double glazed window to front, radiator, coved ceiling.

Shower Room



Large walk in shower cubicle with rainfall shower and hand held attachment, wc, wash hand basin, storage cupboards, tiled and panelled walls, chrome heated towel rail, double glazed window to rear.

Outside

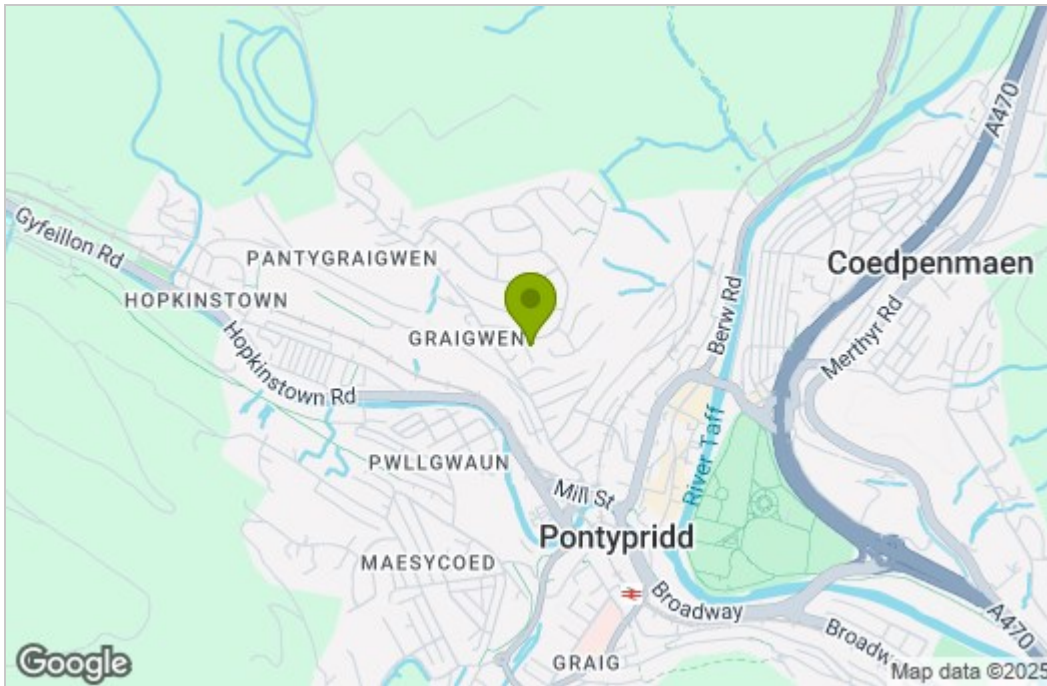


Lawned front garden with indian sandstone paved steps and wrought iron gate.
Brick pavia drive leads into garage (4.90 x 2.99) with power, light and electric door.
Lawned rear garden with paved seating areas, bushes and shrubs.

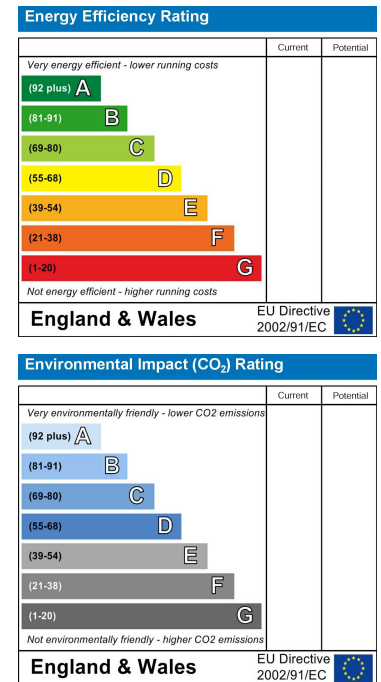
Floor Plan



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

22 Market Street, Pontypridd, CF37 2ST

Tel: 01443 404093 Email: pontypridd@hoskinsjohnson.co.uk www.hoskinsjohnson.co.uk