

17 Bryn llan, Pontypridd, CF37 4BA

£199,950

Nestled in the charming area of Bryn llan, Glyntaff, this well-presented, extended semi-detached house offers a delightful blend of comfort and convenience. The property boasts three spacious bedrooms, making it an ideal home for families or those seeking extra space. The good-sized lounge provides a welcoming atmosphere, perfect for relaxation or entertaining guests.

One of the standout features of this home is its south-west facing garden, which not only enjoys ample sunshine but also offers lovely views over the surrounding area. This outdoor space is perfect for enjoying warm summer days or hosting gatherings with friends and family.

Situated in a quiet cul-de-sac, the property benefits from a peaceful environment while still being just minutes away from local amenities and main roads. This prime location ensures that you have easy access to everything you need, from shops to transport links, making daily life both convenient and enjoyable.

In summary, this semi-detached house in Bryn llan is a wonderful opportunity for anyone looking for a well-appointed home in a tranquil setting, with the added advantage of a sunny garden and proximity to essential services. Don't miss the chance to make this lovely property your own.

Entrance Hallway



Double glazed entrance door, double glazed windows to front and side, laminated wood flooring, radiator, staircase to first floor.

Living Room 16'8" x 11'0" (5.10 x 3.37)



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

Kitchen/Diner 17'6" x 8'4" (5.35 x 2.56)



Good size kitchen/diner with space for table and chairs and comprising modern, cream base and wall cupboards with tiled splash backs and oak work tops, stainless steel sink unit, gas cooker point, space for washing machine and fridge/freezer, radiator, tiled floor, understairs storage with wall mounted gas boiler, double glazed window and french doors leading out to the garden.

First Floor Landing



Double glazed window to side, laminated wood flooring, staircase leading to attic room.

Bedroom 1 15'2" x 9'2" (4.64 x 2.81)



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

Bedroom 2 10'3" x 9'9" (3.14 x 2.99)



Double glazed window to rear with views over the surrounding area, radiator, coved ceiling, laminated wood flooring.

Bedroom 3 10'3" x 5'8" max (3.14 x 1.75 max)



Double glazed window to front, radiator, coved ceiling, laminated wood flooring, airing cupboard.

Bathroom



Traditional style bathroom suite in white comprising panelled bath with electric shower, high level wc, wash hand basin, tiled walls, heated towel rail, double glazed window to rear.

Attic Room 17'4" x 7'11" max (5.30 x 2.42 max)



Two skylights and eaves storage.

Outside



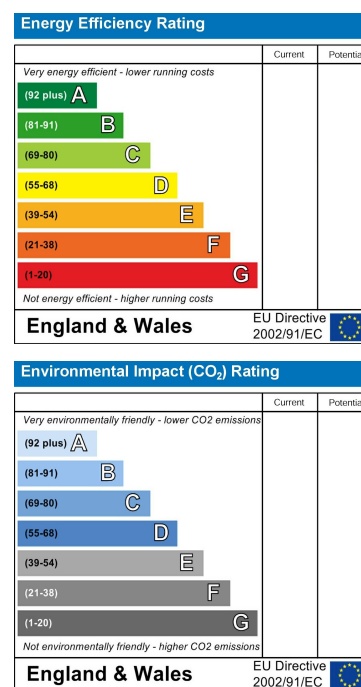
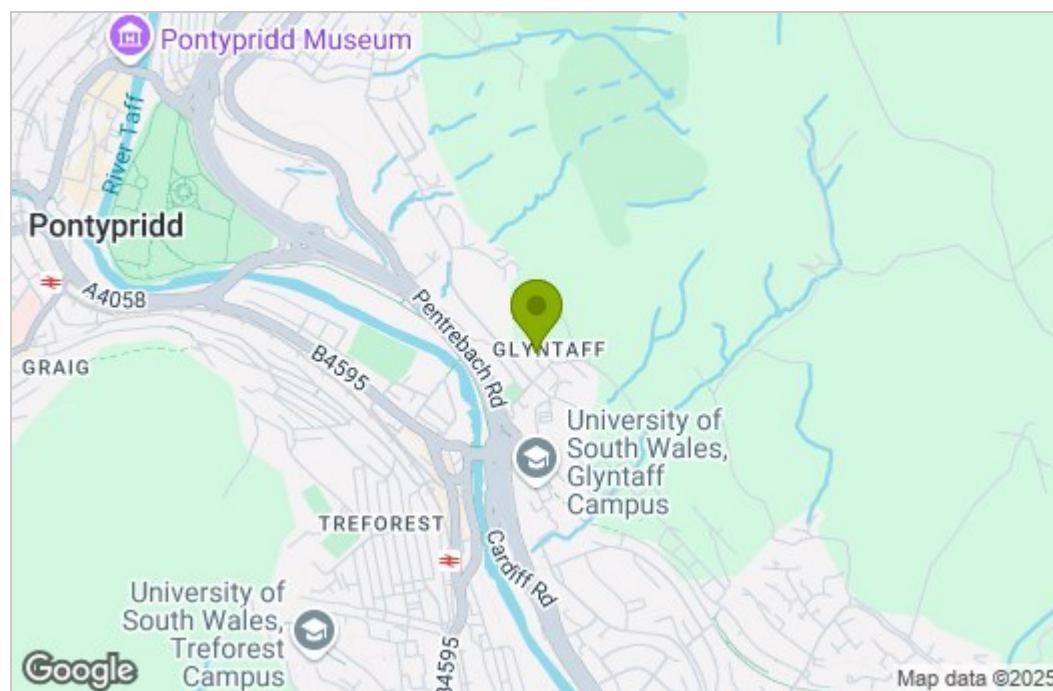
Gravelled front garden with raised beds and access to rear garden.

South west facing, sunny garden with paved patio with wrought iron fencing, steps down to a lower garden with paved/pebbled seating area and storage shed

Floor Plan



Area Map



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