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61 Heol Gruffydd, Pontypridd, CF37 5PJ

Offers Over £270,000

Located on this popular, modern development in Rhydyfelin, this well-presented end townhouse offers a delightful blend of comfort and modern living. The property boasts an inviting open plan living, kitchen, and dining area, perfect for both entertaining guests and enjoying family time. French doors lead seamlessly to a beautifully maintained south-east facing garden, providing a lovely outdoor space to relax and unwind.

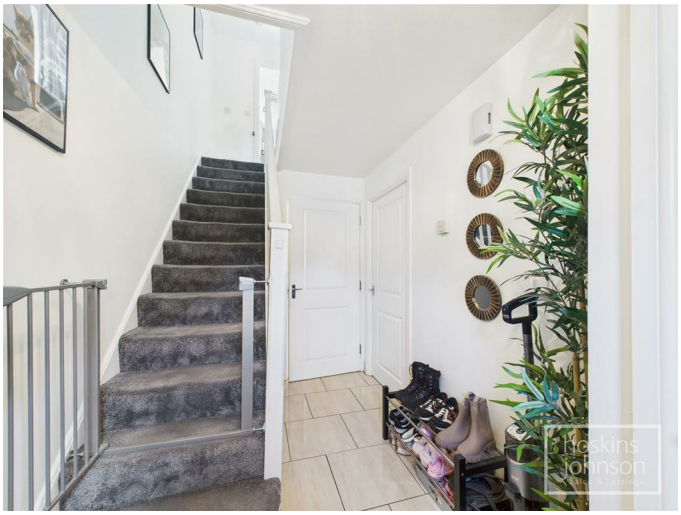
This home features three generously sized double bedrooms, ensuring ample space for family or guests. The master bedroom is particularly appealing, complete with its own en-suite shower room for added convenience and privacy. Additionally, the ground floor includes a utility/wc, enhancing the practicality of the layout.

Parking is a breeze with space for two vehicles, with potential to make a 3rd space, making this property not only stylish but also functional. Situated within a popular residential estate, this townhouse is ideal for those seeking a friendly community atmosphere while still being close to local amenities and transport links.

In summary, this semi-detached townhouse on Heol Gruffydd is a wonderful opportunity for anyone looking for a modern family home in a desirable location. With its spacious interiors, lovely garden, and convenient features, it is sure to appeal to a wide range of buyers.

Ground Floor

Entrance Hall



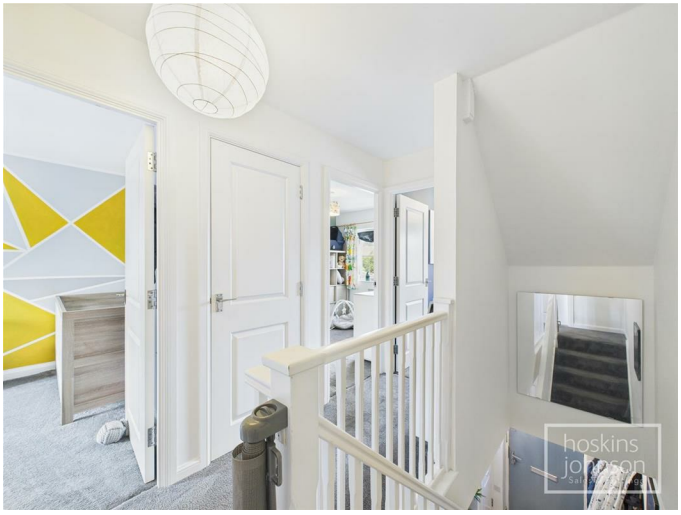
Panelled entrance door, radiator, tiled floor, storage cupboard with wall mounted gas boiler, staircase to first floor.

Utility/WC
WC, wash hand basin, space for washing machine and tumble drier, tiled floor, chrome heated towel rail.

Living/Kitchen/Diner 26'0" x 15'8" max (7.95 x 4.79 max)

Fitted with a range of cream base and wall cupboards with contrasting work tops and up stands, stainless steel sink, gas hob and electric oven with extractor hood above, space for dishwasher and fridge/freezer, radiator, laminated wood flooring, two radiators, double glazed window to front, double glazed french doors and windows leading out to the rear garden.

First Floor Landing



Airing cupboard.

Bedroom 2 13'9" x 9'9" (4.20 x 2.98)

Double glazed window to rear, radiator.

Bedroom 3 12'2" x 8'9" (3.71 x 2.68)

Double glazed window to front, radiator.

Inner Hall
Double glazed window to front, radiator, staircase upto master suite.

Bathroom

White three piece suite comprising panelled bath with shower mixer tap, wc, wash hand basin, part tiled walls, chrome heated towel rail, double glazed window to rear.

Second Floor

Bedroom 1 19'11" x 15'8" max (6.08 x 4.79 max)

Double glazed window to front, skylight to rear, radiator, fitted wardrobes.

En-Suite Shower Room

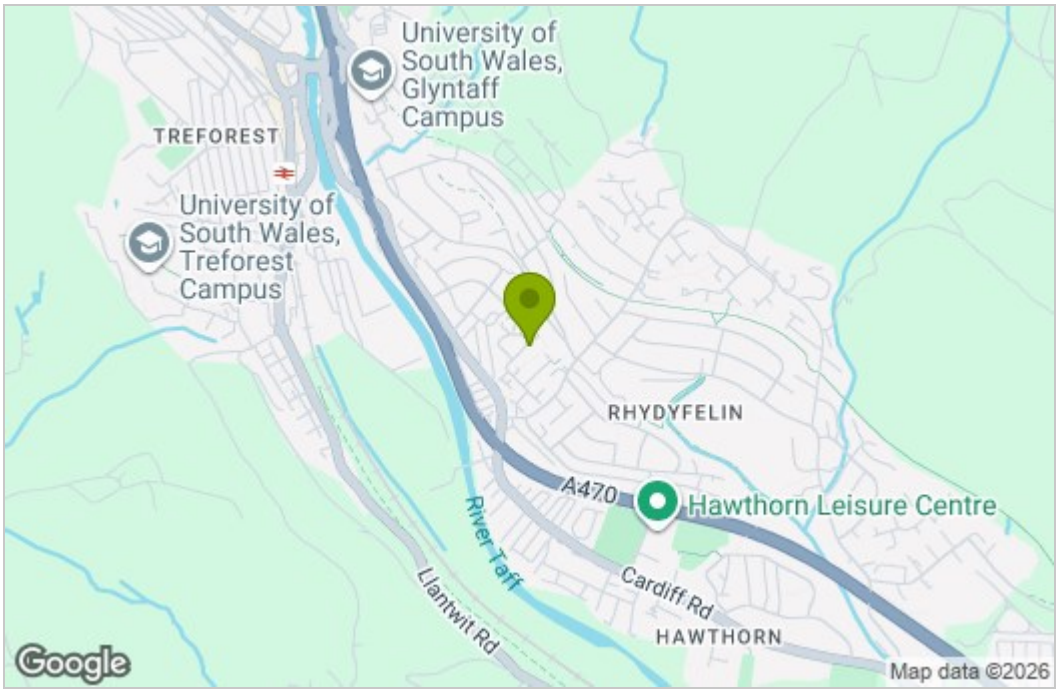
Large walk in shower with mains powered shower, wc, wash hand basin, chrome heated towel rail, tiled floor, skylight.

Outside

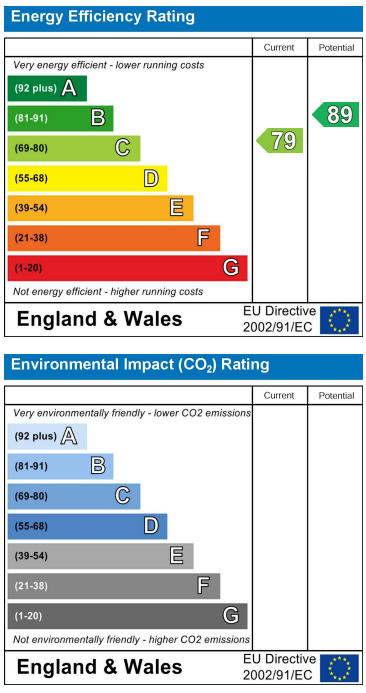
Open plan front with bushes and side garden with potential for extra parking.
Two allocated parking spaces.
Well presented south east facing, sunny garden with paved seating area, artificial lawn with flower bed and an additional covered seating area and side access

Floor Plan

Area Map



Energy Efficiency Graph



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