



86 Heol Gruffydd, Pontypridd, CF37 5PQ

£245,000

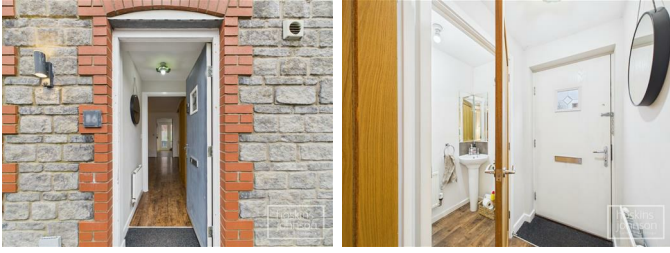
Located on the sought-after development in Rhydyfelin, Pontypridd, this modern semi-detached house offers a perfect blend of comfort and convenience. The property boasts three well-proportioned bedrooms, including a master suite complete with an en-suite shower room, ensuring privacy and ease for the occupants.

The heart of the home is undoubtedly the contemporary kitchen/diner, which comes equipped with modern appliances, making it an ideal space for both cooking and entertaining. The ground floor also features a good size lounge and a convenient WC, adding to the practicality of the layout.

Outside, the property is complemented by an attractive garden, providing a lovely outdoor space for relaxation or family activities. Additionally, there is a garage and parking available, a valuable asset in today's busy world.

This home is conveniently located near local shops, making daily errands a breeze. This property is perfect for families or professionals seeking a modern living space in a vibrant community. With its appealing features and prime location, this semi-detached house is a wonderful opportunity not to be missed.

Entrance Lobby



Panelled entrance door, radiator, laminated wood flooring.

Cloaks/WC



WC, wash hand basin, radiator, laminated wood flooring.

Living Room 17'7" x 8'6" (5.38 x 2.61)



Double glazed window to front, two radiators, laminated wood flooring, staircase to first floor.

Kitchen/Diner 15'0" x 9'1" (4.58 x 2.79)



Fitted with a range of modern, gloss base and wall cupboards with contrasting work tops and splash backs, stainless steel sink unit, gas hob and electric oven with extractor hood above, space for washing machine and dishwasher, integral fridge and freezer, space for table and chairs, radiator, understairs

storage cupboard, vinyl tiled floor, concealed gas combination boiler, double glazed window and french doors leading out to the garden.

First Floor Landing



Storage cupboard, attic access with drop down ladder.

Bedroom 1 11'9" x 8'6" (3.60 x 2.61)



Double glazed window to front, radiator, built in double wardrobe.

En-Suite Shower Room



Panelled shower cubicle with mains powered shower, wc, wash hand basin, radiator, vinyl tiled flooring, double glazed window to side.

Bedroom 2 8'5" x 7'9" (2.57 x 2.38)



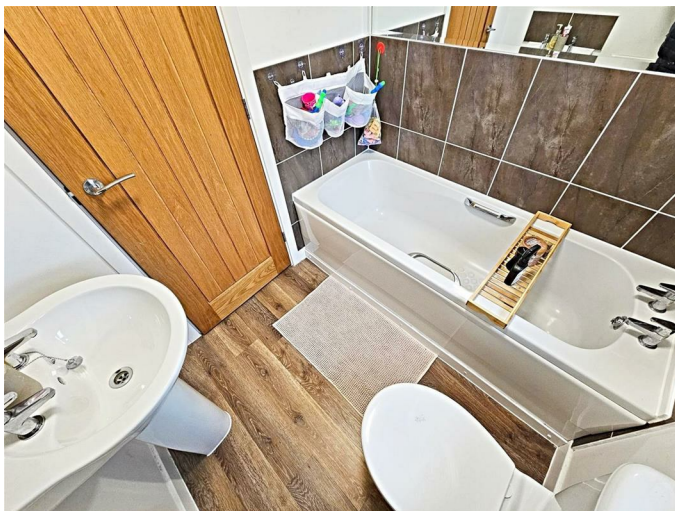
Double glazed window to rear, radiator, built in wardrobes.

Bedroom 3 8'9" x 6'4" (2.67 x 1.95)



Double glazed window to front, radiator.

Bathroom



Modern, white three piece suite comprising panelled bath, wc, wash hand basin, part tiled walls, radiator, laminated wood flooring, double glazed window to rear.

Outside



Open plan front.

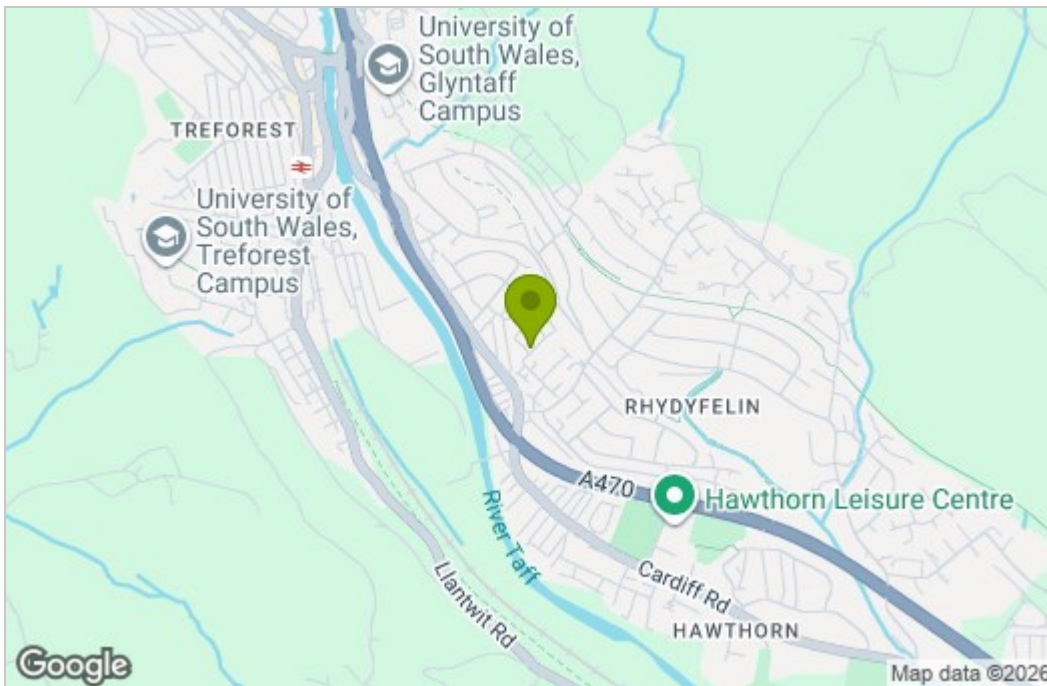
Side access leads into a well presented, level garden with large patio and artificial grassed play area.

There is a single garage and parking space situated a short walk from the property.

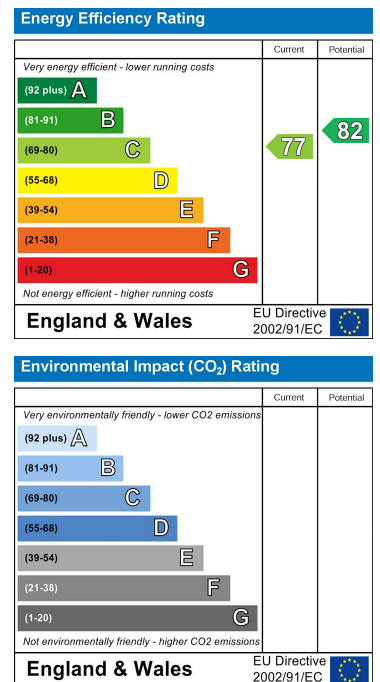
Floor Plan



Area Map



Energy Efficiency Graph



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