



**66 Pantygraigwen Road, Pontypridd, CF37 2RS**  
**£299,500**

Located on Pantygraigwen Road in the charming market town of Pontypridd, this impressive double-fronted semi-detached house offers a perfect blend of comfort and style. Located just minutes from the town centre, local parks, and excellent transport links, this property is ideally situated for both convenience and leisure.

Upon entering, you are greeted by two spacious reception rooms, each featuring a delightful log burner that creates a warm and inviting atmosphere, perfect for entertaining guests or enjoying cosy family evenings. The unique bar area adds a touch of sophistication, making it an ideal space for social gatherings.

The quality fitted kitchen is a true highlight, equipped with modern appliances and an open-plan dining area that encourages family interaction and lively meals together. This layout is perfect for those who love to cook and entertain.

The property boasts three generously sized double bedrooms, one of which is currently utilised as a dressing room, providing flexibility to suit your lifestyle needs. The first-floor bathroom & ground floor shower/wet room are conveniently located, ensuring comfort and privacy for all family members.

## Entrance



Solid wood entrance door with leaded insert, tiled floor, open plan to lounge.

## Lounge 17'6" x 13'9" (5.34 x 4.21)



Double glazed window to front, radiator, feature beamed ceiling, engineered wood flooring, stone firegrate with log burner and recessed shelving, bar area.

## Living Room 13'10" x 9'10" (4.24 x 3.02)



Double glazed window to front, covered ceiling, engineered wood flooring, original brick fireplace with log burner.

## Dining Room 8'11" x 8'7" (2.72 x 2.64)



Large double glazed windows to side, double glazed patio doors leading out to rear yard, skylight, radiator, oak flooring, open plan to kitchen.

## Kitchen 14'10" x 10'3" (4.53 x 3.13)

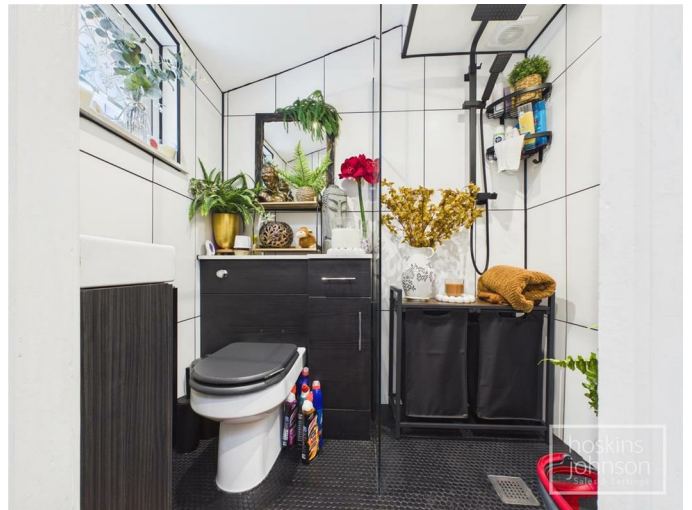


Refitted in 2023 with a comprehensive range of quality base and tall storage cupboards and ample work top space, ceramic vented hob, integral twin ovens, microwave, warming drawer, oak flooring, ceiling spotlights.

## Utility

Belfast sink, space for washing machine and dishwasher, skylight.

## Shower/Wet Room

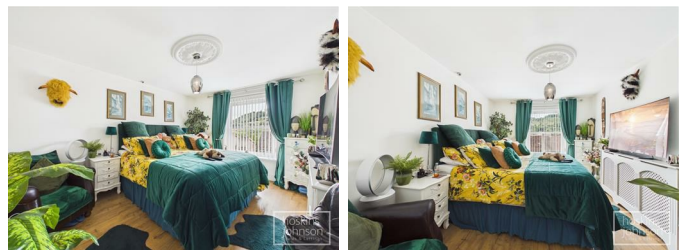


Refitted in 2023 with quality fittings and comprising walk in shower, wc, wash hand basin, tiled walls, extractor fan, ceiling spotlights, double glazed window to front.

## First Floor Landing

Double glazed window to front, fixed ladder access to useful attic space, ideal for storage or a potential home office.

## Bedroom 1 13'10" x 10'0" (4.24 x 3.05)



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

**Bedroom 2 11'9" x 11'7" (3.60 x 3.55)**



Double glazed window to front, radiator, fitted wardrobes.

**Bedroom 3/Dressing Room 10'7" x 6'3" plus depth of fitted wardrobes (3.23 x 1.91 plus depth of fitted wardrobes)**



An excellent size third bedroom, currently utilised as dressing room to master bedroom but easily converted back if required, double glazed door leading out to garden, laminated wood flooring, ceiling spotlights, fitted wardrobes.

**Bathroom**



Modern three piece suite in white and comprising double ended bath, wc, wash hand basin, radiator/towel rail, ceiling spotlights, part tiled walls, laminated wood flooring, double glazed window to side.

**Outside**

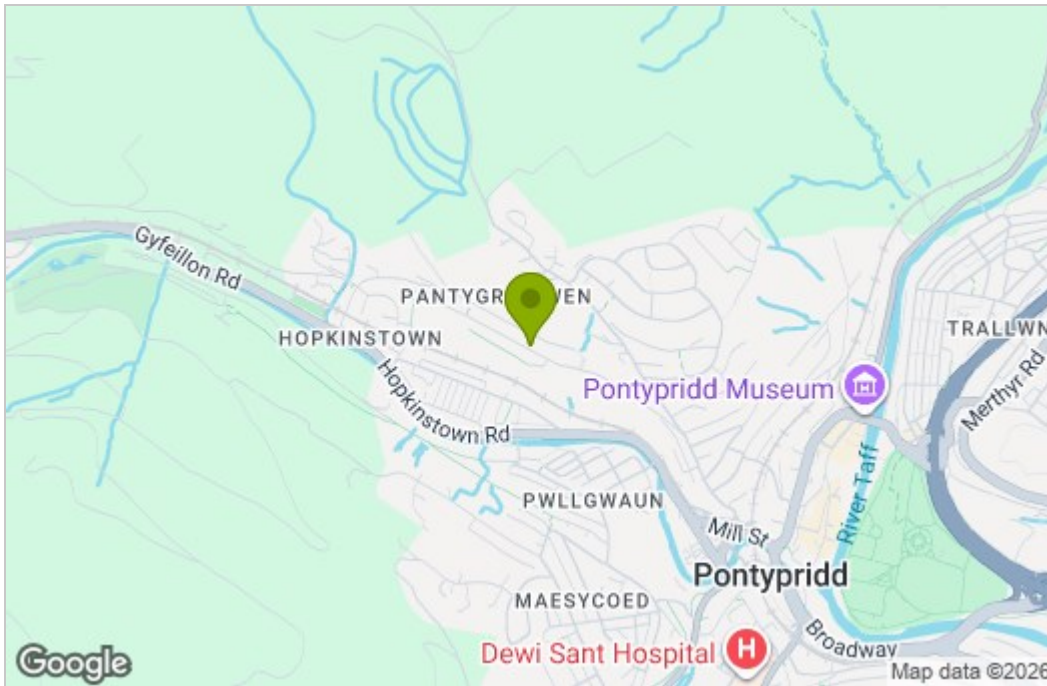


An enclosed space to the front providing a great seating area with artificial grass and slate beds.  
A well presented rear garden over different decked levels, again providing lovely seating areas for family gatherings or to relax and soak up the sun.

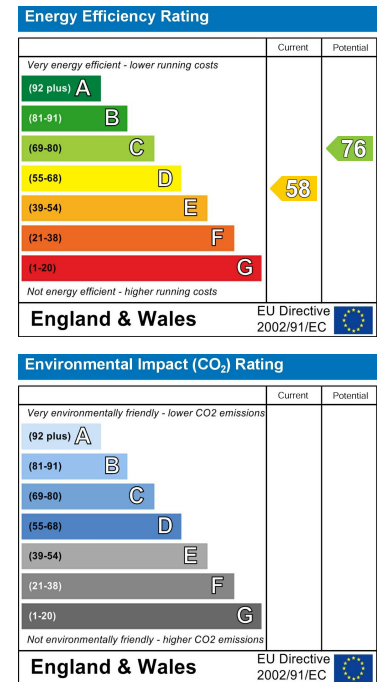
# Floor Plan



# Area Map



# Energy Efficiency Graph



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