



Ty Bryngolwg Hurford Street, Pontypridd, CF37 1EW

£450,000

This modern detached family home, in Maesycod, offers an exceptional living experience. With a generous layout, the property boasts four well-appointed bedrooms, including a master suite with an en-suite bathroom, ensuring comfort and privacy for all family members.

The home features three inviting reception rooms, providing ample space for relaxation and entertainment. The spacious kitchen is a culinary delight, equipped with a range cooker that will inspire your inner chef. This delightful space flows seamlessly into the dining area, making it perfect for family gatherings and social occasions.

One of the standout features of this property is the separate annexe, which is ideal for extended family living or as a guest suite. This additional space enhances the versatility of the home, catering to various lifestyle needs.

The exterior of the property is equally impressive, with a gated entrance that leads to driveway & double garage, ensuring convenience for residents and guests alike. The mature garden is a true oasis, featuring lush lawns and inviting seating areas, perfect for enjoying the outdoors or hosting summer barbecues.

With owned solar panels, this delightful home in Maesycod is not just a property; it is a sanctuary for families seeking space, comfort, and a touch of modern elegance. With its thoughtful design and prime location, it presents an excellent opportunity for those looking to settle in a welcoming community.

Ground Floor

Entrance Lobby



Double glazed entrance door, double glazed window to side, radiator, coved ceiling, tiled floor.

Utility

Space for washing machine & tumble drier, radiator, coved ceiling, tiled floor, double glazed window to front.

Cloaks/WC



WC, wash hand basin, storage cupboards, chrome towel rail, tiled floor, coved ceiling, double glazed window to front.

Hallway



Double height hallway with glazed double doors,

radiator, coved ceiling, tiled floor, staircase to first floor.

Office/Sitting Room 11'5" x 7'7" (3.50 x 2.32)



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

Dining Room 12'2" x 11'1" (3.72 x 3.39)



Double glazed window to rear, radiator, coved ceiling, laminated wood flooring, open plan to split level living room.

Living Room 19'1" x 16'3" (5.82 x 4.96)



An excellent size main reception room with double glazed french doors with juliet balcony, three double glazed windows to side, two radiators, coved ceiling with spotlights, laminated wood flooring, fireplace with fitted electric fire, staircase leading down to annexe.

Kitchen/Breakfast Room 16'0" x 11'0" (4.88 x 3.36)



Comprehensively fitted with a range of modern, grey

base and wall cupboards with contrasting work tops and up stands, sink unit, gas/electric range cooker with extractor hood above, integral dishwasher, space for fridge/freezer, radiator, coved ceiling with spotlights, tiled floor, double glazed window to side.

First Floor

Galleried Landing



Double glazed windows to front and side, two radiators, coved ceiling with spotlights, storage cupboard.

Bedroom 1 14'7" x 12'0" (4.46 x 3.68)



Double glazed windows to side and rear, radiator, ceiling spotlights, laminated wood flooring, fitted wardrobes.

En-Suite Shower Room



Tiled mains shower cubicle, wc, wash hand basin and vanity unit, tiled walls and floor, chrome heated towel rail, double glazed window to rear.

Bedroom 2 11'7" x 7'8" (3.55 x 2.35)



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

Bedroom 3 12'3" x 7'8" (3.74 x 2.34)



Double glazed window to rear, radiator.

Bedroom 4 11'1" x 9'10" (3.39 x 3.02)



Double glazed window to front, radiator.

Bathroom



Modern, white suite comprising panelled bath with shower attachment, wc, wash hand basin with vanity unit, tiled mains shower cubicle, tiled walls and floor, chrome heated towel rail, coved ceiling, double glazed window to side.

Lower Ground Floor Annexe

Hallway

Radiator, laminated wood flooring.

Kitchen/Breakfast Room 18'8" x 6'9" (5.71 x 2.06)



Fitted with modern gloss base and wall cupboards with tiled splash backs, stainless sink unit, gas cooker point with extractor hood, space for dishwasher, radiator, tiled floor, ceiling spotlights, double glazed window to side, underfloor heating.

Living Room 19'3" x 16'3" (5.89 x 4.96)



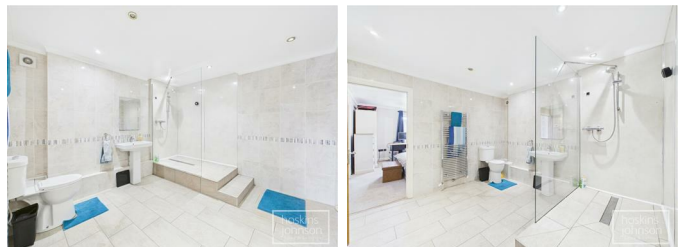
A superb size reception room with double glazed french doors leading out to the garden, double glazed window to side, two radiators, coved ceiling, laminated wood flooring, part panelled walls.

Bedroom 15'7" x 10'2" (4.77 x 3.11)



Double glazed window to rear, radiator, coved ceiling, cupboard with gas combination boiler.

Shower Room



Large walk in shower, wc, wash hand basin, tiled walls and floor, chrome heated towel rail, coved ceiling with spotlights, extractor fan, underfloor heating.

Outside



Located on a mature, terraced plot with gated entrance.

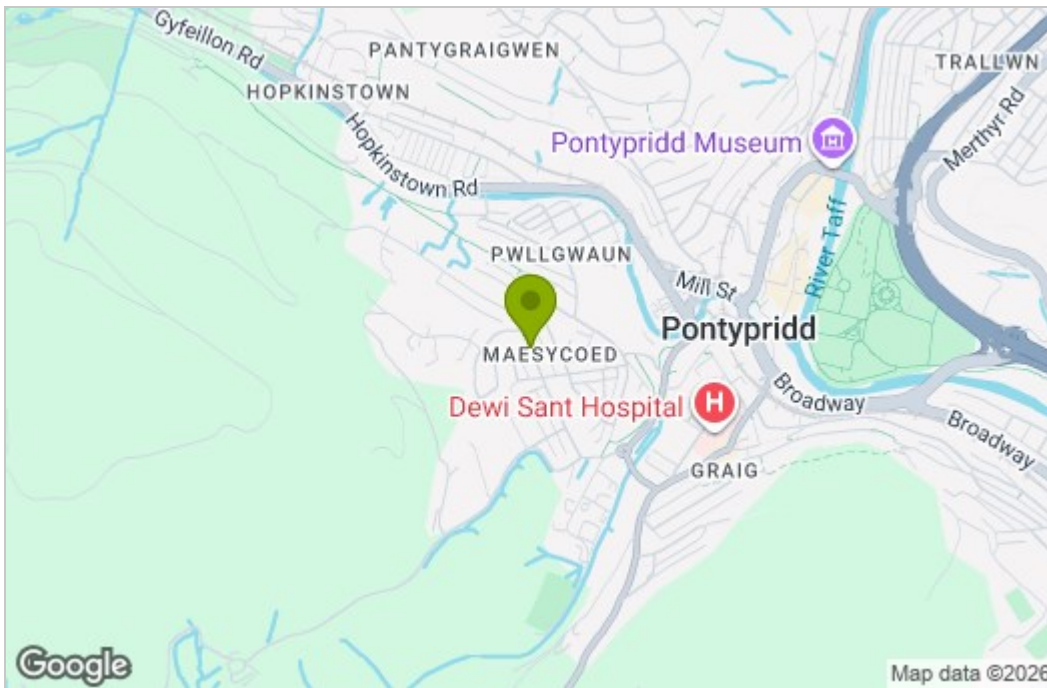
Brick pavia driveway providing off road parking and giving access to a detached double garage (6.46 x 5.43m) with power and light.

Lawned gardens to side, various seating areas and lower garden area with raised planters and lane access.

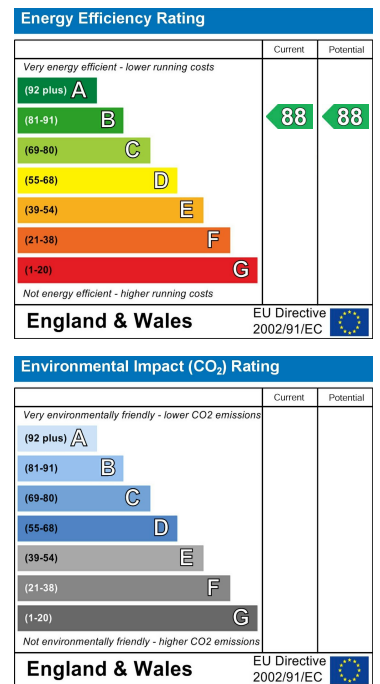
Floor Plan



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