



## 30 Thompson Villas, Pontypridd, CF37 3EL

**£180,000**

Nestled in the charming village of Ynysybwl, this delightful terraced house located in a small cul de sac on Thompson Villas presents an excellent opportunity for family living. The property boasts a spacious bay fronted design, offering a warm and inviting atmosphere that is perfect for both relaxation and entertaining.

Inside, you will find three well-proportioned bedrooms, complemented by a useful attic room that can serve as a home office or additional storage space. The ground floor features a generous lounge/diner that flows seamlessly into a kitchen/breakfast room, equipped with a range cooker and integral appliances, making it a dream for those who enjoy cooking and hosting.

The property also includes a convenient ground floor utility room and a WC, ensuring practicality for family life. On the first floor, the bathroom is a true highlight, featuring a luxurious whirlpool bath alongside a separate shower, providing a perfect retreat after a long day.

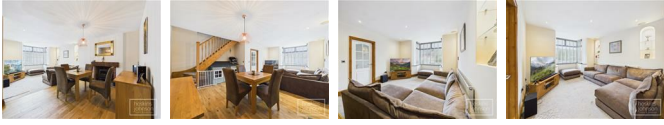
Outside, the property is equally impressive, with a forecourt and a rear garden that boasts artificial grass for low maintenance. Additionally, there is a detached garden room that can be utilised as a home office or gym, offering versatility to suit your lifestyle needs.

This spacious home in the ever-popular village of Ynysybwl is ideal for families seeking comfort and convenience in a friendly community. With its thoughtful layout and modern amenities, this property is sure to appeal to those looking for a place to call home.

### Entrance Hall

Double glazed entrance door, radiator, wood flooring, storage cupboard.

### Lounge/Diner



Double glazed bay window to front, radiator, ceiling spotlights, feature brick fireplace, wood flooring, staircase to first floor.

### Kitchen/Breakfast Room



An excellent size kitchen/breakfast room with ample space for table and chairs, fitted base and wall cupboards with tiled splash backs, inset sink unit, gas/electric range cooker with extractor hood, integral fridge, freezer and dishwasher, breakfast bar, tiled floor, two radiators, two skylights, double glazed window to rear.

### Utility



Space for washing machine and tumble drier, tiled floor, radiator, skylight, double glazed door to side.

### Cloaks/WC



WC, wash hand basin, tiled walls and floor, chrome heated towel rail, double glazed window to rear.

### First Floor Laning



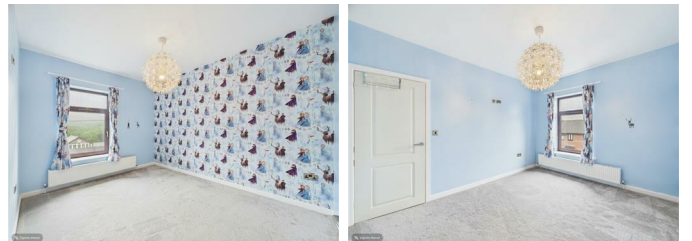
Staircase to attic room.

### Bedroom 1



Double glazed window to rear, two double glazed windows to side, radiator, ceiling spotlights, fitted wardrobes, dressing table and drawer units.

### Bedroom 2



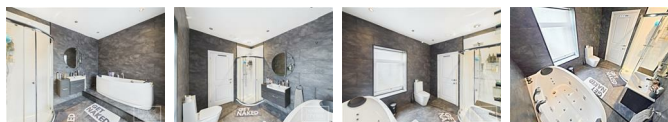
Double glazed window to front, radiator.

### Bedroom 3



Double glazed window to front, radiator.

### Bathroom



Modern suite in white comprising whirlpool bath, wc, wash hand basin, mains shower cubicle, panelled walls and floor, ceiling spotlights, double glazed window to rear.

### Attic Room



An ideal space for storage, home office or similar with two skylights, radiator and spotlights.

### Outside

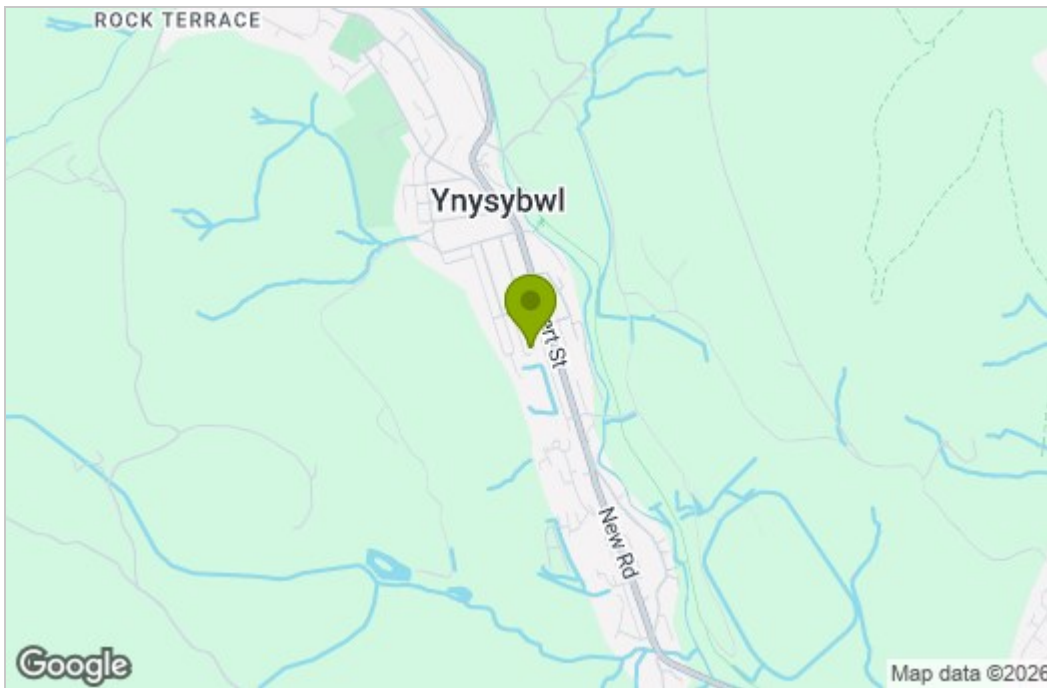


Paved front forecourt.  
Rear yard and garden area with artificial grass.  
Detached outbuilding ideal for garden room/home office/gym or similar with power and light, store room and access to rear lane.

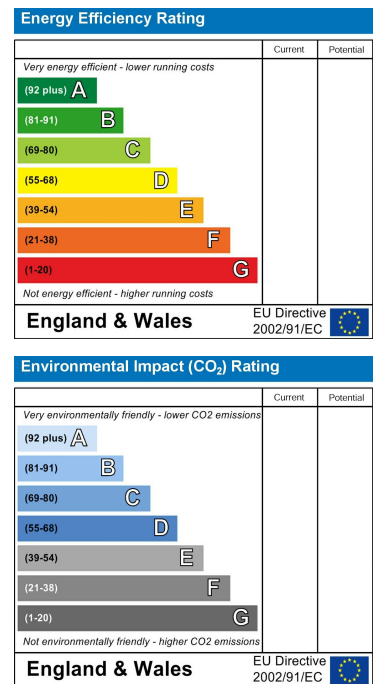
# Floor Plan



# Area Map



# Energy Efficiency Graph



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