



## 49 Church Street, Ynysybwl, CF37 3LB

**£239,950**

Situated in the charming village of Ynysybwl, this extended semi-detached house on Church Street presents an excellent opportunity for families seeking a welcoming home in a vibrant community. The property boasts three spacious reception rooms, including a large lounge, a delightful dining/garden room, and a bright conservatory, providing ample space for relaxation and entertaining.

The house features three well-proportioned bedrooms, perfect for accommodating family members or guests. Additionally, there is useful attic space that can be transformed to suit your needs, whether as a playroom, study, or extra storage.

One of the standout features of this property is its superb gardens, which are truly a gardener's dream. The mature bushes and well-maintained greenery create a tranquil outdoor space, ideal for enjoying sunny afternoons or hosting gatherings with friends and family.

Located close to local shops and amenities, this home offers both convenience and a sense of community. With its generous living spaces and beautiful gardens, this property is highly recommended for those looking to settle in a family-friendly environment. Don't miss the chance to make this delightful house your new home.

## Entrance



Half glazed entrance door.

## Hall

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

## Shower Room

Tiled shower cubicle, wc, wash hand basin, tiled walls and floor, chrome towel rail, coved ceiling, double glazed window to side.

Living Room 20'0" x 12'1" (6.10 x 3.69)



Double glazed window to front, two radiators, coved ceiling, laminated wood flooring, feature tiled chimney breast with gas stove fire.

Conservatory 12'5" x 10'0" (3.79 x 3.07)



Double glazed windows and door overlooking garden, tiled floor, radiator.

Kitchen 10'6" x 10'5" (3.22 x 3.19)



Fitted with cream base and wall cupboards with tiled

splash backs, single bowl sink, gas/electric range cooker with extractor hood, integral dishwasher, radiator, coved ceiling, tiled floor, double glazed window to side.

Dining/Garden Room 12'9" x 9'4" (3.90 x 2.86)



Double glazed patio doors leading out to the garden, radiator, coved ceiling, tiled floor, utility cupboard with space for washing machine, half glazed door to front.

## First Floor Landing

Double glazed window to front, attic access, airing cupboard with gas combination boiler.

Bedroom 1 11'0" x 10'11" (3.37 x 3.35)



Double glazed window to rear, radiator, coved ceiling, built in storage cupboards, wood strip flooring.

Bedroom 2 11'0" x 8'8" (3.36 x 2.65)



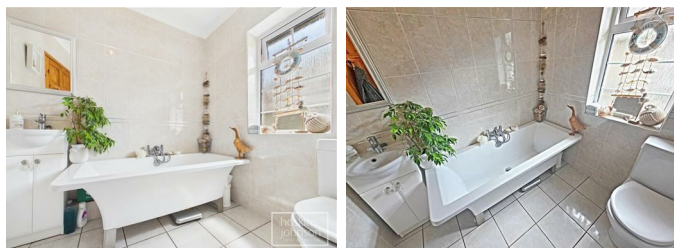
Double glazed window to front, radiator, coved ceiling, built in storage cupboard.

### Bedroom 3 9'11" x 7'5" max (3.03 x 2.28 max)



Double glazed window to rear, radiator, built in storage cupboard, staircase to attic room.

### Bathroom



Modern, white three piece suite comprising bath with shower mixer taps, wc, wash hand basin, tiled walls and floor, chrome heated towel rail, coved ceiling, double glazed window to side.

### Second Floor Attic Space 16'7" x 10'8" (5.07 x 3.26)



Skylight, radiator, built in wardrobe and eaves storage.

### Outside



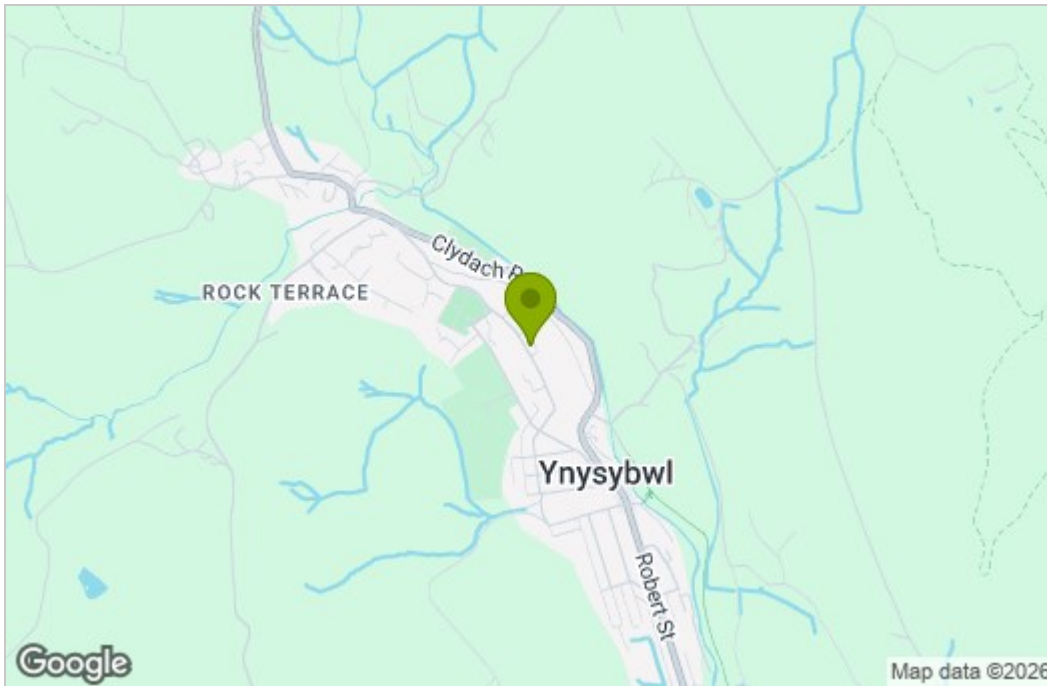
Mature front garden with bushes, shrubs and resin paths.

Side access leads into a gardeners dream, this superb rear garden has an array of bushes & shrubs, resin patio, lawns, wild cottage garden, various seating areas and storage shed.

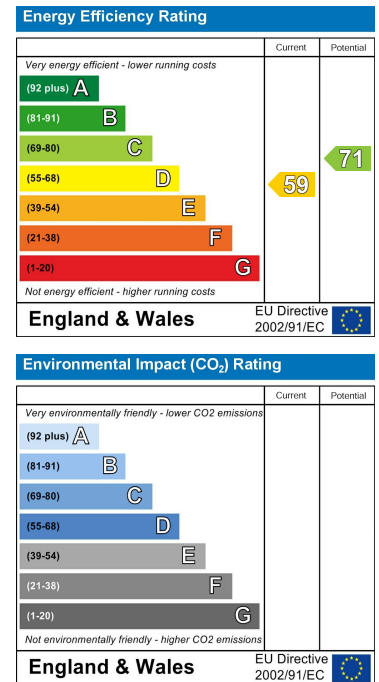
# Floor Plan



# 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 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](mailto:pontypridd@hoskinsjohnson.co.uk) [www.hoskinsjohnson.co.uk](http://www.hoskinsjohnson.co.uk)