



Dorwyn, 4 Llanfair Road, Pontypridd, CF37 1EH

£288,500

360 WALK THROUGH TOUR AVAILABLE - TAKE A LOOK NOW

**** Semi Detached Dormer Bungalow ** Six Garages - Ideal for Storage/Rent Out ** Excellent Potential ****

An ideal opportunity to purchase a spacious semi detached dormer bungalow with an additional Six Garages - Ideal for storage, rent out for additional income or for car parking.

In need of some updating but offering excellent potential and comprising entrance hall, lounge/diner, kitchen, bathroom with separate wc, study, utility, laundry room, home office, ground floor bedroom with two additional first floor bedrooms and wc. There is parking to the front of the property, a good size rear garden, additional parking to the side and six single garages (ideal for a variety of options).

Excellent potential.

Recommended.

Entrance Hall



Half glazed entrance door, radiator, staircase to first floor.

Lounge/Diner 20'9" x 12'10" (6.35 x 3.93)



Double glazed window to front, radiator, stone fireplace with fitted gas fire, cupboard housing gas combination boiler.

Kitchen 11'0" x 10'7" (3.36 x 3.23)



Fitted base and wall cupboards, stainless steel sink unit, gas hob, electric oven, space for fridge/freezer, double glazed window and door to side.

Rear Lobby



Bathroom

Panelled bath with shower mixer taps and electric shower, wash hand basin, part tiled walls, double glazed window to rear.

Separate WC

WC, radiator, double glazed window to rear.

Study 7'8" x 7'4" (2.34 x 2.24)



Double glazed window to front, radiator.

Utility Room 9'6" x 9'0" (2.92 x 2.75)



Double glazed window to front, base storage cupboard.

Laundry Room 10'4" x 8'11" (3.17 x 2.74)



Stainless steel sink unit, space for washing machine and tumble drier, staircase upto office, window and door to rear.

First Floor Office 20'3" x 9'1" max (6.18 x 2.78 max)



Double glazed window to rear, radiator.

Bedroom 1 13'11" x 10'9" (4.26 x 3.28)



Double glazed patio doors leading out to rear garden, radiator.

First Floor Landing
Access to bedrooms.

Bedroom 2 11'8" x 9'5" max (3.57 x 2.88 max)



Double glazed window to rear, radiator.

Bedroom 3 12'11" x 7'10" (3.96 x 2.39)



Double glazed window to rear.

Cloaks/WC
WC, wash hand basin, skylight.

Outside



Paved frontage providing off road parking.
Good size rear garden with small lawn, seating areas and pond.
Hardstand to side with additional 6 garages - ideal for renting out for additional income.

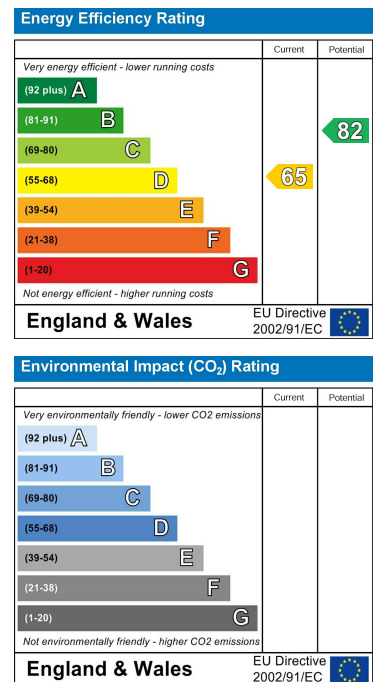
Floor Plan



Area Map



Energy Efficiency Graph



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