



9 Heol Pen-Y-Foel, Pontypridd, CF37 3DJ

Offers Over £230,000

GUIDE PRICE £230,000 - £240,000

**** Semi Detached House ** Three Bedrooms ** Ideal Cul De Sac for Families ****

Located on the popular Coed Y Cwm development.

A semi detached house with good size front & rear gardens and parking for 4-5 vehicles.

Comprising open plan lounge/diner, sitting room, kitchen with oven & hob, wc, three bedrooms and first floor bathroom.

Heol Pen Y Foel is a lovely residential cul de sac ideal for families with open play areas for children.

Minutes from town centre and main roads.

Entrance

Double glazed composite entrance door.

Cloaks/WC

WC, wash hand basin, laminated wood flooring, double glazed window to side.

Lounge/Diner 21'7" x 15'10" max 9'7" min (6.58 x 4.83 max 2.94 min)



Double glazed window to front, two radiators, coved ceiling, laminated wood flooring, staircase to first floor.

Sitting Room 9'2" x 6'5" (2.80 x 1.96)



Double glazed french doors leading to garden, radiator, coved ceiling, laminated wood flooring.

Kitchen 15'7" x 8'9" (4.75 x 2.69)



fitted with base and wall cupboards with tiled splash backs, stainless steel sink unit, gas hob with extractor hood above, double oven, space for washing machine, tumble drier and fridge/freezer, concealed wall mounted gas combination boiler, two double glazed windows to rear, double glazed door to side.

First Floor Landing



Double glazed window to side, coved ceiling, attic access.

Bedroom 1 11'6" x 8'9" (3.53 x 2.67)



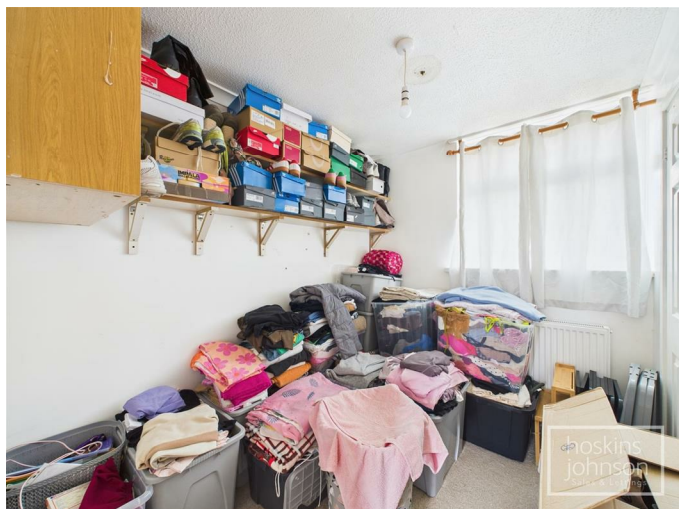
Double glazed window to front, radiator, coved ceiling, fitted wardrobes.

Bedroom 2 10'10" x 9'10" (3.31 x 3.00)



Double glazed window to rear, radiator.

Bedroom 3 8'6" x 6'9" (2.61 x 2.06)



Double glazed window to front, radiator, covered ceiling, storage cupboard.

Bathroom



White suite comprising P shaped shower bath with mains shower, twin wash hand basins, wc, part tiled walls, chrome heated towel rail, double glazed window to rear.

Outside

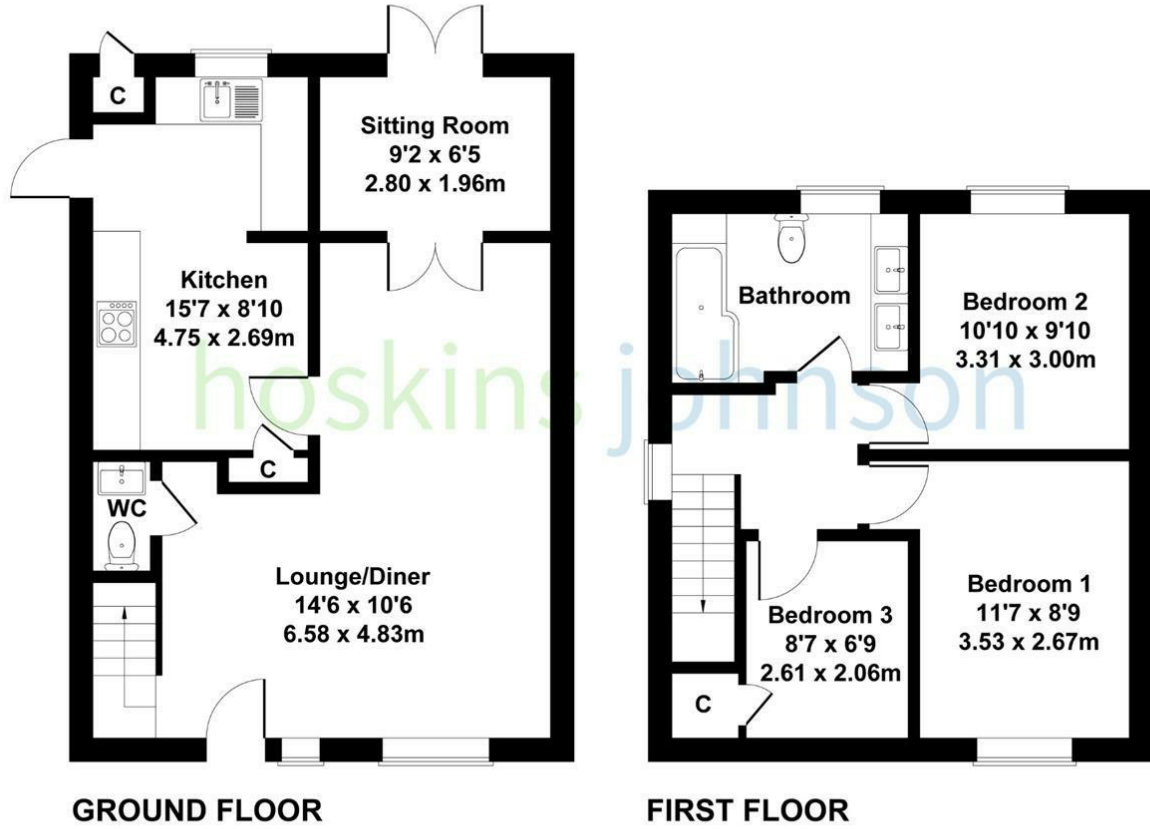


Popular residential cul de sac.
Lawned front garden with flower borders. Driveway providing off road parking for approximately 4-5 vehicles.
Rear garden with decked seating area and artificial lawn.
Raised garden area.

Floor Plan

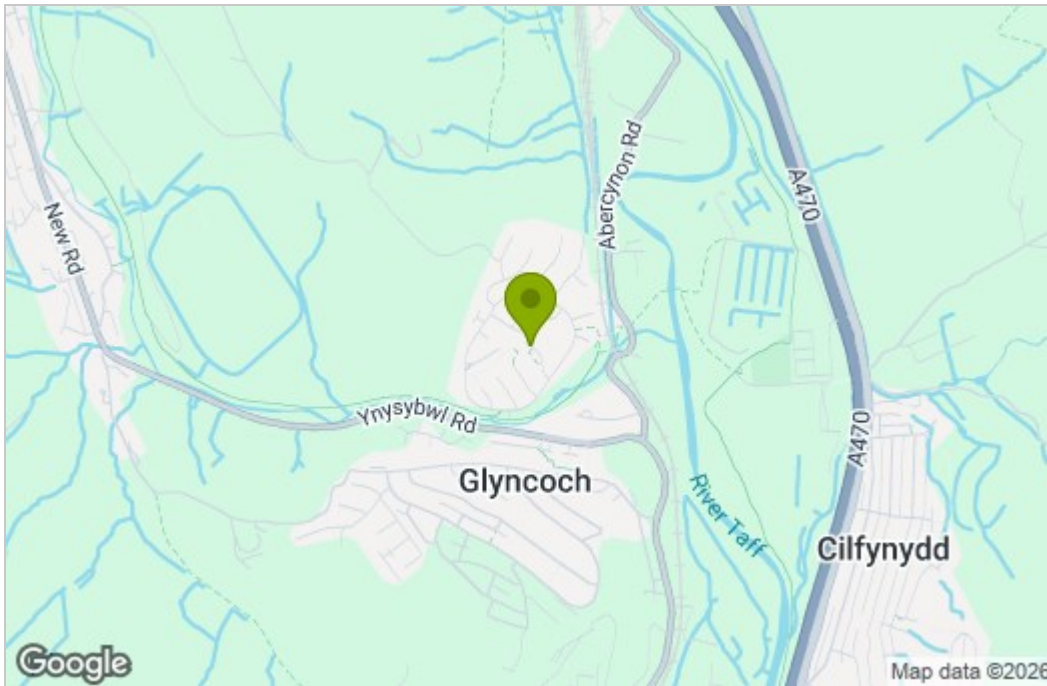
9 Heol Pen Y Foel

Approximate Gross Internal Area
947 sq ft - 88 sq m

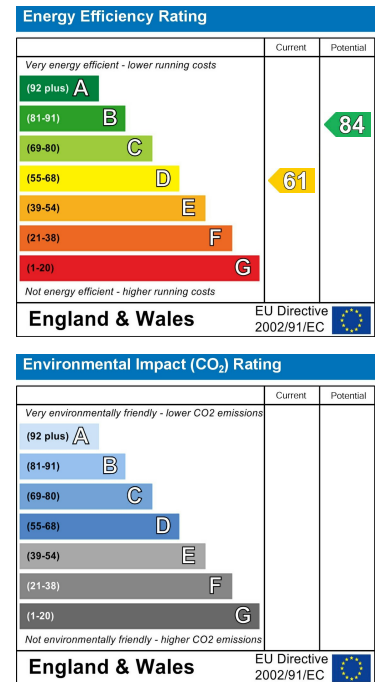


Not to Scale. Produced by The Plan Portal 2025
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Area Map



Energy Efficiency Graph



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