

# Lot 1: 1, Landraw Road

Pontypridd, CF37 1EU

Watts & Morgan

# Lot 1: 1 Landraw Road

Pontypridd CF37 1EU

## £325,000 Freehold

3 Bedrooms | 1 Bathrooms | 1 Reception Rooms

1 Landraw Road is an exquisitely refurbished end-of-terrace residence, finished to an exceptional standard throughout. At the heart of the home is a state-of-the-art kitchen, while a thoughtfully designed attic conversion provides an impressive third bedroom. Outside, the beautifully appointed rear garden is ideal for sophisticated entertaining, with a dedicated seating area, sunken hot tub and outdoor cooking facilities.

Situated on the outskirts of the busy town of Pontypridd the property enjoys an enviable sense of seclusion while remaining within easy reach of everyday amenities, including local schools, shops and restaurants.







### Directions

Pontypridd Town Centre – 0.9 miles

Cardiff City Centre – 14.0 miles

M4 Motorway – 8.4 miles

Your local office: Cowbridge
T: 01446 774152 (1)
E: rural@wattsandmorgan.co.uk







## Summary of Accommodation

### ABOUT THE PROPERTY

Upon entering this immaculately presented end-of-terrace home, you are welcomed by a bright and stylishly finished hallway. This leads into a generously proportioned living room and onwards to a beautifully designed fitted kitchen, complemented by a practical utility area. The first floor offers two well-proportioned bedrooms with fitted wardrobes, together with a spacious four-piece family bathroom. A recently completed attic conversion occupies the second floor, creating an impressive third bedroom and adding further versatility to this exceptional home.

### GARDENS AND GROUNDS

The recently landscaped rear garden has been finished to an exceptional standard, with renewed patio areas and beautifully rebuilt walls. A stylish terraced seating area, sunken hot tub and fully equipped outdoor kitchen—complete with an under-counter refrigerator—create an outstanding setting for al fresco dining, entertaining and socialising with guests.

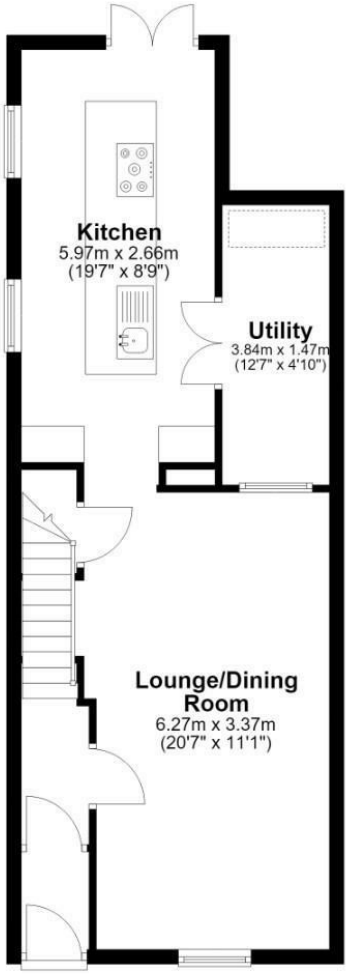
### ADDITIONAL INFORMATION

Freehold. Mains electric, gas and drainage. Council Tax Band ‘C’. Rhondda Cynnon Taf County Borough Council.

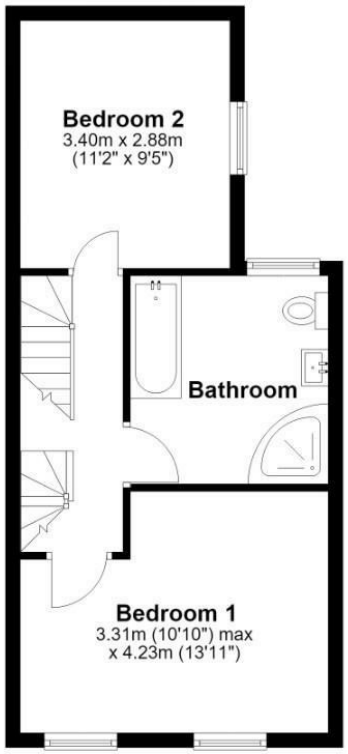
### PROCEEDS OF CRIME ACT 2002

Watts & Morgan LLP are obliged to report any knowledge or reasonable suspicion of money laundering to NCA (National Crime Agency) and should such a report prove necessary may be precluded from conducting any further work without consent from NCA.

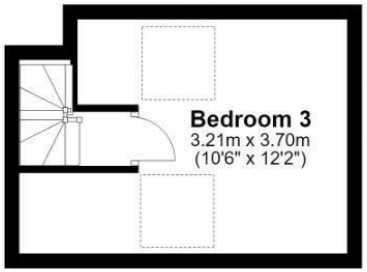
## Ground Floor
Approx. 48.9 sq. metres (526.9 sq. feet)




## First Floor
Approx. 36.8 sq. metres (395.8 sq. feet)

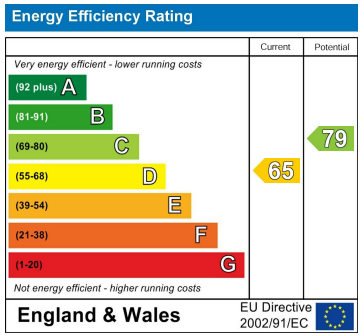



## Second Floor
Approx. 14.0 sq. metres (150.7 sq. feet)




Total area: approx. 99.7 sq. metres (1073.4 sq. feet)

Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.




Scan to view property


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