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2 Clas-Ty-Gelli, Pontypridd, CF37 3DL

£425,000

Located on the popular residential Coed-Y-Cwm development in Pontypridd, this executive modern detached family home offers a perfect blend of comfort and convenience. Situated within minutes of local amenities, schools, and the town centre, making it an ideal location for families.

Upon entering, you are greeted by a welcoming atmosphere that flows throughout the home. The property boasts two generous reception rooms, providing ample space for relaxation and entertainment. The heart of the home is the spacious kitchen/diner, which offers plenty of room for a dining table, making it perfect for family meals and gatherings. Additionally, a convenient ground floor shower room and a utility room enhance the practicality of this delightful residence.

The first floor features four well-proportioned bedrooms, including a master suite complete with a refitted en-suite shower room, ensuring a private retreat for the homeowners. A modern family bathroom serves the remaining bedrooms, providing comfort and style.

Outside, the property is complemented by front and rear gardens, offering a lovely outdoor space for children to play or for hosting summer barbecues. Off-road parking for two vehicles adds to the convenience of this exceptional home.

Entrance Lobby



Composite double glazed entrance door and side panel, tiled floor.

Hallway




Half glazed entrance door, radiator, coved ceiling, tiled floor, staircase to first floor.

Living Room 18'0" x 13'4" (5.49 x 4.07)





An excellent size main reception room with double glazed window to front, radiator, coved ceiling, feature fireplace with flame effect electric fire, glazed double doors leading into kitchen/diner.

Kitchen/Diner 24'4" x 10'9" (7.43 x 3.30)





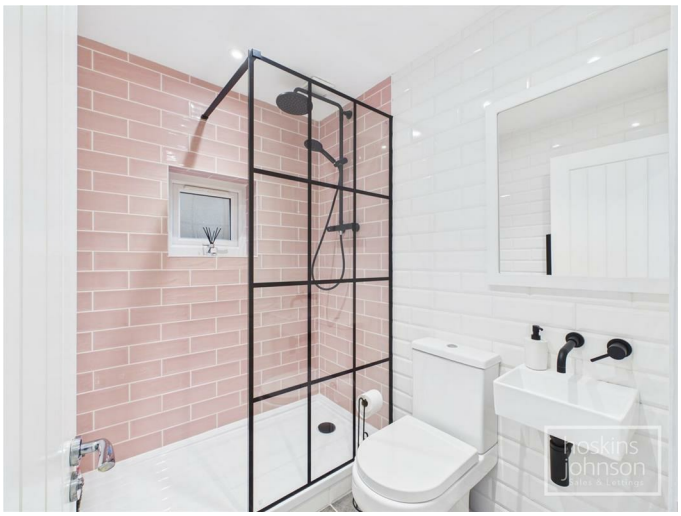

An impressive kitchen/diner with ample space for table & chairs and fitted with solid wood base and wall cupboards with tiled splash backs, twin bowl sink unit, gas/electric range cooker with extractor hood above, integral dishwasher, breakfast bar, two radiators, coved ceiling with spotlights, tiled floor, double glazed bi fold doors and window overlooking garden.

Sitting Room 14'3" x 9'9" (4.35 x 2.98)



Double glazed window to front, radiator, ceiling spotlights, laminated wood flooring.

Shower Room



Modern suite in white comprising large walk in shower cubicle, wc, wash hand basin, tiled walls and floor, ceiling spotlights, extractor fan.

Utility Room

Base storage cupboards, space for washing machine and tumble drier, wall mounted gas combination boiler, radiator, coved ceiling, tiled floor, half glazed door to rear.

First Floor Landing



Two skylights, attic access, storage cupboard.

Bedroom 1 13'8" x 13'4" (4.18 x 4.08)





Double glazed window to front, radiator, large built in double wardrobe.

En-Suite Shower Room




Refitted suite comprising large walk in tiled shower, wc, wash hand basin and vanity unit, part tiled walls, radiator, ceiling spotlights, double glazed window to side.

Bedroom 2 14'1" x 9'9" (4.30 x 2.98)




Double glazed window to front, radiator, two built in wardrobes.

Bedroom 3 11'0" x 8'11" (3.36 x 2.74)




Double glazed window to rear, radiator, two built in wardrobes.

Bedroom 4 13'3" x 9'5" (4.04 x 2.88)



Double glazed window to rear, radiator.

Bathroom




Refitted three piece suite in white comprising panelled bath with mains shower, wc, wash hand basin, part tiled walls, heated towel rail, ceiling spotlights, double glazed window to rear.

Outside



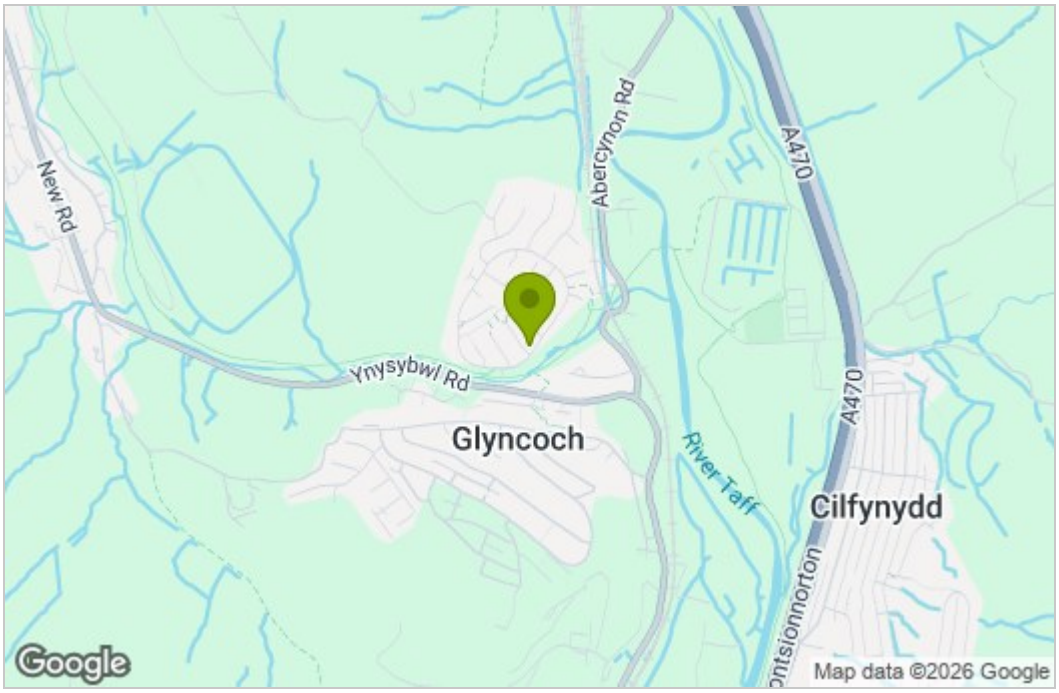


Lawned front garden and brick pavia drive providing off road parking for 2 vehicles.
Rear garden with lawn, decked seating areas and raised planters.

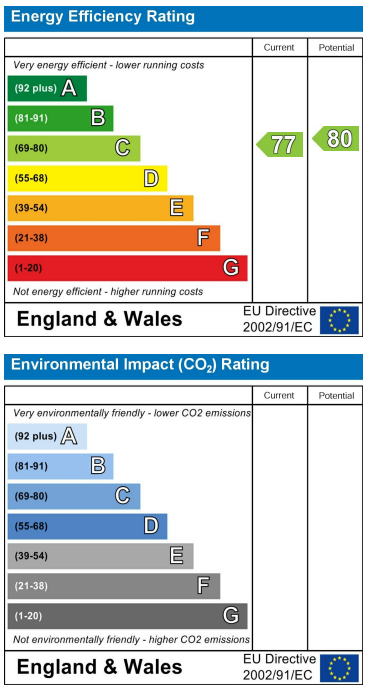
Floor Plan



Area Map



Energy Efficiency Graph



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