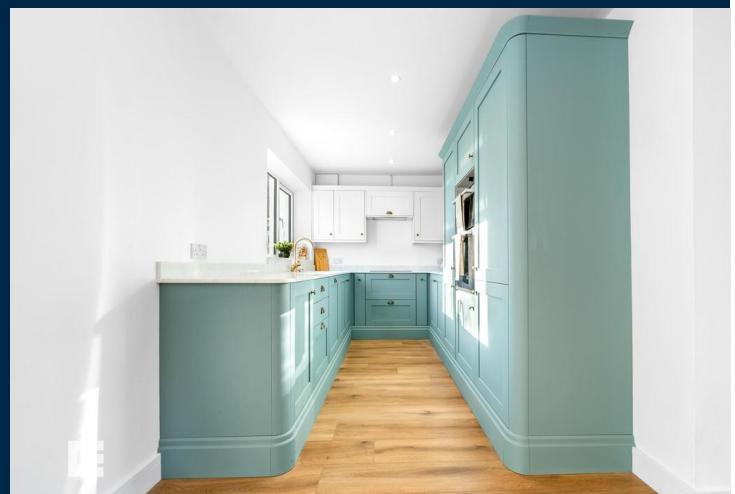
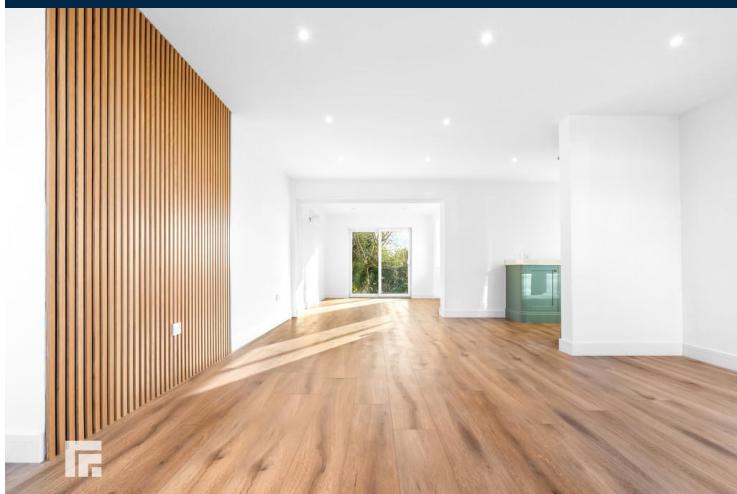


23 CHURCH ROAD  
TONTEG  
PONTYPRIDD CF38 1EG

ASKING PRICE OF

**£439,950**



#### DETACHED PROPERTY



**\*\* BEAUTIFULLY REFURBISHED - THREE BEDROOM DETACHED FAMILY HOME \*\***  
**NEW KITCHEN & SHOWER ROOM \*\* LONG REAR GARDEN \*\*** A beautifully refurbished detached three bedroom family home with a large rear garden. Entrance hallway, cloakroom, lounge opening to the kitchen and dining room, modern fitted kitchen with quartz worktops and integrated appliances, garden room, utility room. To the first floor are three bedrooms and a modern family shower room. Gas central heating, double glazing. The property has been fully rewired and has a new combi boiler. Large rear garden comprising paved patio and lawn. Driveway to front leading to the garage.  
**NO CHAIN. EPC Rating: D**

**TENURE: FREEHOLD**

**COUNCIL TAX BAND: E**

**FLOOR AREA APPROX: 1,249 SQ FT**

**VIEWING: STRICTLY BY APPOINTMENT**

#### **GARDEN ROOM**

10' 11" x 10' 1" (3.35m x 3.09m)  
Patio doors to the rear garden. Windows to either side.  
Radiator.

#### **FIRST FLOOR LANDING**

Approached via a full turning staircase leading to the central landing area. Access to roof space. Long window to front.  
Doors to all rooms.

#### **BEDROOM ONE**

13' 11" x 10' 9" (4.25m x 3.30m)  
Overlooking the delightful rear garden, an excellent sized primary bedroom. Radiator.

#### **BEDROOM TWO**

15' 6" x 8' 7" (4.73m x 2.62m)  
Overlooking the front, a second double bedroom. Radiator.

#### **BEDROOM THREE**

9' 11" x 7' 9" (3.03m x 2.37m)  
Aspect to rear. Radiator.

#### **FAMILY SHOWER ROOM**

Quality white suite comprising low level wc, vanity wash basin with storage below, large walk in shower cubicle with gold twin head shower. Wall and floor tiling. Large over stairs storage cupboard. Obscured glass window to side. Gold heated towel rail.

#### **OUTSIDE**

##### **REAR GARDEN**

A sizeable rear garden enjoying a south facing aspect with large paved patio leading onto an area of lawn with borders of plants, shrubs and conifers. Outside light. Outside power point.

#### **UTILITY ROOM**

7' 11" x 6' 5" (2.43m x 1.96m)  
With access from the rear garden. Plumbing for washing machine. Cold water tap. Newly fitted combi gas central heating boiler. Power and lighting.

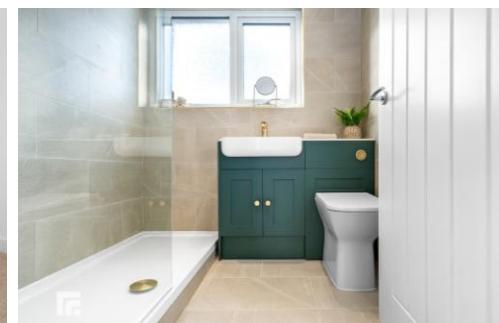
#### **FRONT GARDEN**

Large area of loose decorative stones, driveway leading to garage.

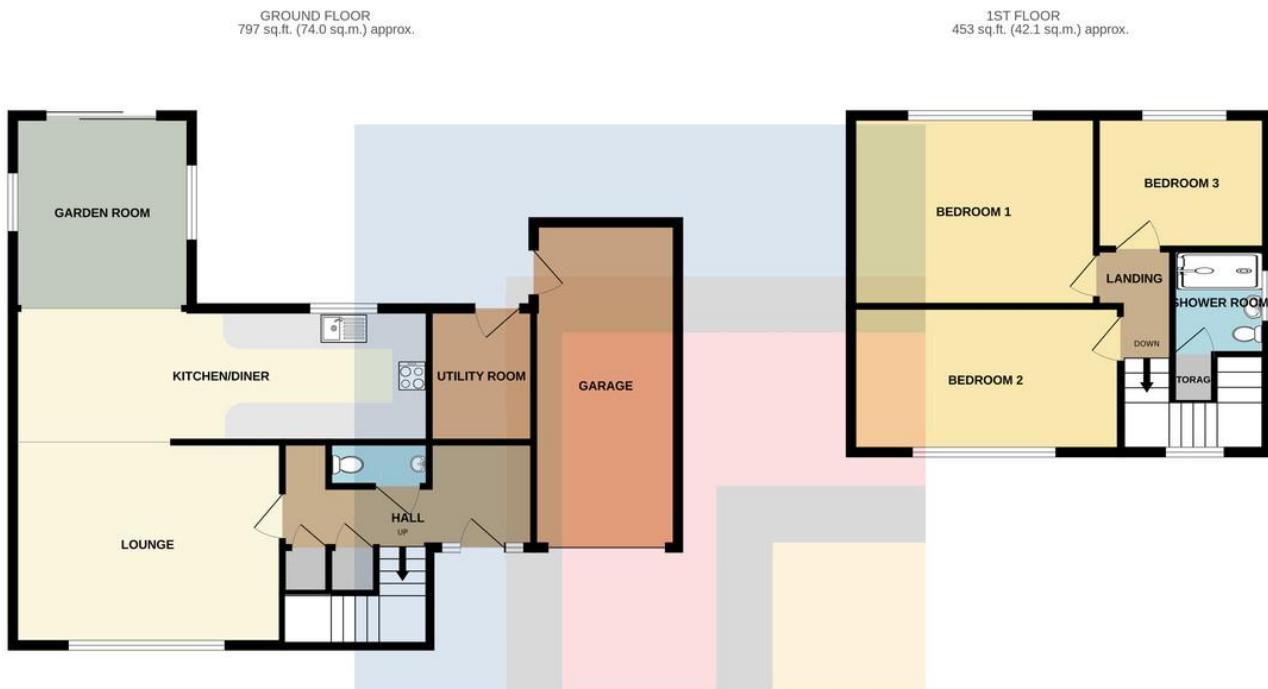


**M G Y . C O . U K**

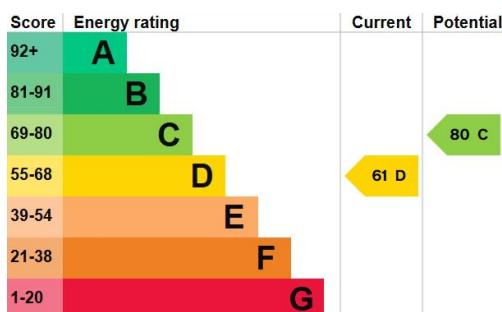
# 23 CHURCH ROAD, TONTEG, PONTYPRIDD CF38 1EG



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TOTAL FLOOR AREA: 1249 sq.ft. (116.1 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other internal features are approximate. The vendor, agent and their employees are not responsible for any error, omission or mis-statement. This plan is for illustrative purposes only and should be treated as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**RADYR 029 2084 2124**

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