

# Greystones, Ynysybwl Road,

## Pontypridd, CF37 3BL



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£399,950**



Detached Bungalow

3

1

4

2

# Property Description

**\*\* PLOT OF APPROX A THIRD OF AN ACRE \*\* POTENTIAL TO EXTEND OR RECONFIGURE \*\* LARGE THREE BEDROOM DETACHED BUNGALOW AND LARGE DETACHED GARAGE/WORKSHOP \*\*** A versatile detached bungalow located on a large plot within a short distance of Pontypridd town centre, local amenities and transport links. Entrance porchway, spacious lounge and diner, kitchen and breakfast room, utility room, cloakroom, rear porch and inner hallway. There are three double bedrooms all with built in wardrobes, bedroom two with ensuite and a separate family bathroom. An exceptional conservatory enjoying garden views. Large detached garage or workshop being a superb additional space ideal further developments such as a granny annex or home gym (subject to relevant planning consent). Extensive gardens being well maintained and laid to lawn surround the delightful property. Driveway to front. EPC Rating: C

Tenure Freehold

Council Tax Band E

Floor Area Approx TBC

Viewing Arrangements  
Strictly by appointment

## ENTRANCE PORCHWAY

### LOUNGE AND DINER

26' 10" x 12' 5" (8.20m x 3.81m)

A spacious principal reception enjoying aspects to front and side, ample space for family seating and dining. Living flame gas fire. Three radiators.

### KITCHEN/BREAKFAST ROOM

14' 0" x 10' 5" (4.29m x 3.20m)

Fitted Kitchen complete with Gas Hob with extractor hood above. Built in Double electric Oven, dish washer and built in Fridge. Ceramic tiled floor and one radiator.

### UTILITY ROOM

11' 8" x 9' 4" (3.56m x 2.87m)

A sink and some built in units to house the washing machine.

### CLOAKROOM

Toilet and hand basin.

### PORCH

### INNER HALLWAY

### BEDROOM ONE

16' 6" x 14' 9" (5.03m x 4.52m)

Built in wardrobes, draws nearly all the way around. Plenty of storage space.

### BEDROOM TWO

12' 4" x 12' 4" (3.78m x 3.78m)

Built in wardrobe one side, with full length sliding mirror doors. Radiator.

### ENSUITE TO BEDROOM TWO

9' 1" x 4' 9" (2.77m x 1.47m)

Comprising of toilet, hand basin and shower. Towel rail.

### BEDROOM THREE

14' 0" x 10' 2" (4.29m x 3.10m)

Fitted wardrobe and storage cupboard. It is currently used as an Office.

### FAMILY BATHROOM

7' 4" x 6' 9" (2.26m x 2.06m)

Comprising twin wash hand basins, toilet, L-shaped bath/shower. Wall tiling.

### CONSERVATORY

47' 0" x 15' 3" (14.35m x 4.65m)

### OUTSIDE

### GARDENS

Extensive gardens surrounding the bungalow and workshop. Beautifully presented and maintained. Driveway to front.

## LARGE DETACHED GARAGE

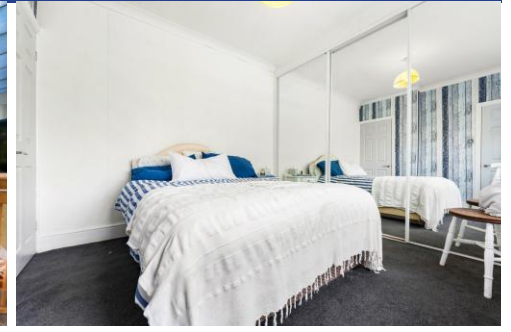
32' 3" x 20' 9" (9.83m x 6.35m)

An exceptional large detached garage or workshop offering potential scope for further development such as a granny annex (subject to planning). Electric power and mains water. Toilet and hand basin.

## ADDITIONAL INFORMATION

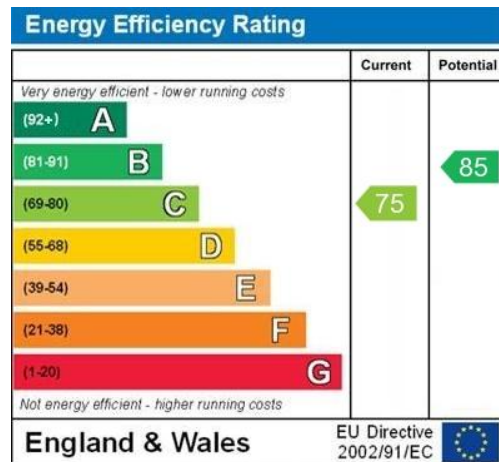
Solar panels owned outright generating approx. £70/month (feed in Tariff).

Greystones, Ynysybwl Road,  
Pontypridd, CF37 3BL



Greystones, Ynysybwl Road,  
Pontypridd, CF37 3BL

FLOORPLAN TO BE INSERTED HERE



Radyr 029 2084 2124

Radyr, 6 Station Road, Radyr, Cardiff, South  
Glamorgan, CF15 8AA



mggy.co.uk

**Important Notice:** These particulars are prepared for guidance only and do not form whole or any part of any offer or contract. Whilst the particulars are given in good faith, they are not to be relied upon as being a statement or representation of fact. They are made without responsibility on the part of MGY Ltd or Vendor/lessor and the prospective purchaser/lessee should satisfy themselves by inspection or otherwise as to their accuracy. Neither MGY Ltd nor anyone in their employ, or the vendor/lessor, imply, make or give any representation/warranty whatsoever in relation to this property.