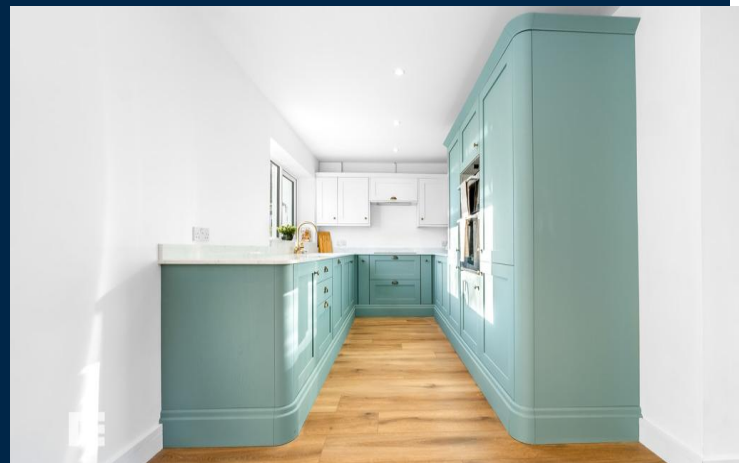
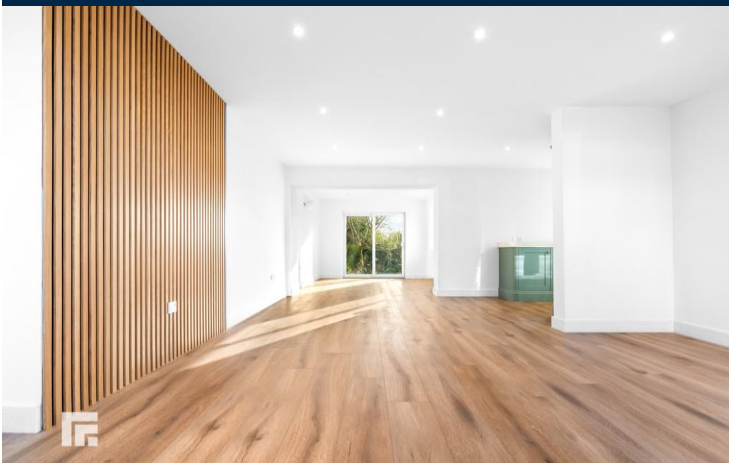




23 CHURCH ROAD
TONTEG
PONTYPRIDD CF38 1EG

ASKING PRICE OF
£475,000



DETACHED PROPERTY



3



1



2



1

TENURE: FREEHOLD

COUNCIL TAX BAND: E

FLOOR AREA APPROX: TBC

VIEWING: STRICTLY BY APPOINTMENT

**** 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

LOCATION

Church Road is a popular location situated close to amenities and shopping centre in Tonteg. Within close proximity to the A470 and M4 Motorway.

ENTRANCE HALLWAY

Approached via a composite entrance door leading to the entrance hallway. Two large storage cupboards. Quality LVT flooring. Staircase to first floor.

CLOAKROOM

Modern white suite comprising low level wc, vanity wash basin with storage below. Full wall tiling.

LOUNGE

15' 3" x 11' 6" (4.66m x 3.51m)

Overlooking the front garden, a good sized primary reception. Recessed spotlights. Quality LVT flooring. Radiator. Open plan with....

KITCHEN/DINER

23' 8" x 7' 6" (7.22m x 2.30m)

A beautiful modern 'Howdens' fitted kitchen well appointed along three sides in 'Seafoam' coloured woodgrain effect shaker style fronts beneath quartz worktop surfaces. Inset 1.5 bowl sink. Inset four ring hob with concealed cooker hood above. Integrated oven and grill. Integrated dishwasher. Integrated fridge freezer. A range of light coloured eye level units. Recessed spotlights. Ample space for large dining table. Opening plan with lounge and garden room.

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.



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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.

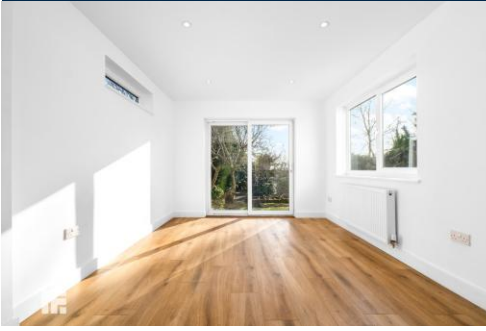
GARAGE

18' 5" x 8' 1" (5.63m x 2.47m)

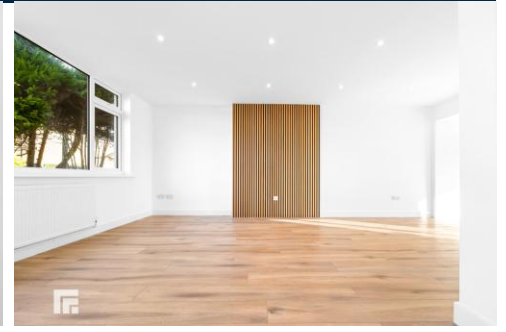
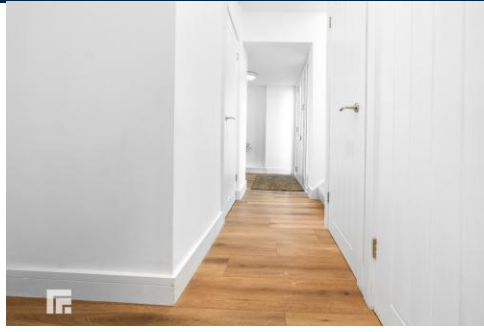
With up and over access door. Door to rear gardens power and lighting. Window to rear.



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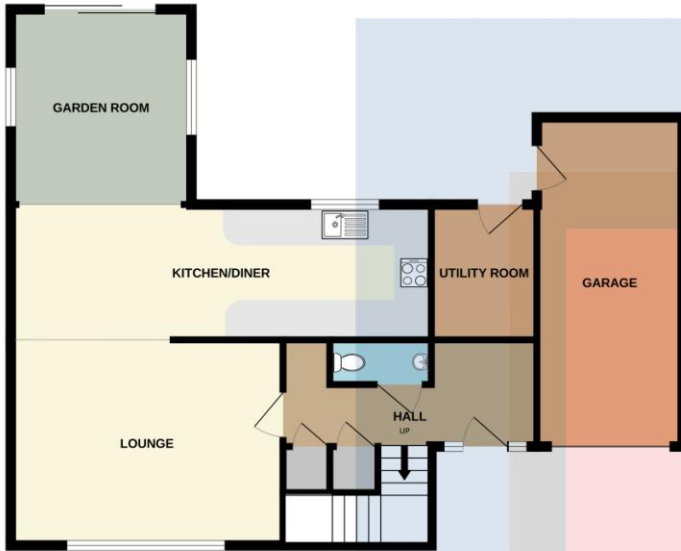


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GROUND FLOOR
797 sq.ft. (74.0 sq.m.) approx.



1ST FLOOR
453 sq.ft. (42.1 sq.m.) approx.



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 any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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