

## Features

- Highly Desirable Location in Tonteg
- Three Bedroom Semi with Lovely Outlook to Rear
- Two Reception Rooms
- Driveway to Side Providing Off Road Parking
- Upvc Double Glazing & Gas Central Heating
- Ideal Family Home
- No Chain



**£259,950**

**11 Ffordd Yr Ywen, Tonteg CF38 1TE**

Walker and Lewis are excited to offer for sale this three bedroom semi detached property ideal for a growing family with no onward chain. This property has been well maintained over the years and would make an ideal family home. The accommodation briefly comprises traditional entrance hall, lounge, seperate dining room and kitchen to the ground floor. To the first floor are three bedrooms plus family bathroom. The property further enjoys driveway to side providing off road parking with well maintained front and rear gardens with lovely outlook to the rear. The property further benefits from upvc double glazing and gas central heating. The property is located in a highly desirable and sought after area of Tonteg with similar properties on the cul-de-sac. The village has popular schools and is close to shops plus great road links to the A470 and M4. This property would make an excellent home for a growing family and an internal viewing is highly recommended.

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 **Walker & Lewis**  
ESTATE AGENTS



### **ENTRANCE HALL**

Entered via upvc double glazed door to hallway with stairs off to first floor. Doors to kitchen and lounge. Under stairs storage cupboard.

### **LOUNGE**

13'3" x 10'7" (4.03m x 3.23m)

Upvc double glazed window to front. Opening to dining room.

### **DINING ROOM**

9'0" x 8'5" (2.75m x 2.56m)

Upvc double glazed window to rear. Serving hatch to kitchen.

### **KITCHEN**

9'0" x 8'0" (2.75m x 2.43m)

Fitted with a range of wall and base units with inset sink unit, plumbing for automatic washing machine. Wall mounted gas central heating boiler. Upvc double glazed door to side. Upvc double glazed window to rear.

### **LANDING**

Upvc double glazed window to side. Access to loft. Built in airing cupboard housing hot water tank. Doors to all rooms.

### **BEDROOM 1**

8'5" x 11'11" (2.57m x 3.64m)

Upvc double glazed window to front. Built in double wardrobe.

### **BEDROOM 2**

10'7" x 8'7" (3.23m x 2.62m)

Upvc double glazed window to rear. Built in cupboard.

### **BEDROOM 3**

8'2" x 8'4" (2.49m x 2.55m)

Upvc double glazed window to front. Over stairs storage cupboard.

### **BATHROOM**

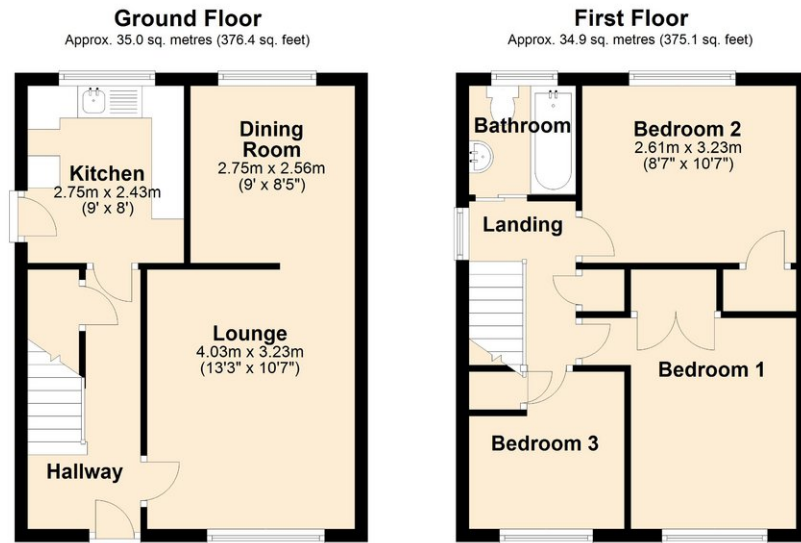
Fitted with a three piece suite comprising panelled bath with mains shower over, pedestal wash hand basin and close coupled w.c. Upvc double glazed window to rear.

### **OUTSIDE**

Driveway to side with off road parking for several cars. Well maintained front garden with lawn and shrub borders. Large enclosed rear garden again mainly laid to lawn with greenhouse and mature shrub borders.

# Floorplan

# EPC



Total area: approx. 69.8 sq. metres (751.6 sq. feet)

Plan is not to scale  
Plan produced using PlanUp.