



5 Beds, Semi-Detached, Freehold, £385,000

Rhyd Y Nant

3EA -Three Estate Agents are delighted to offer to the market this five bedroom, semi-detached property with three reception rooms and three bathrooms in a central location of Pontylcun.

Features

- THREE RECEPTION ROOMS
- THREE BATHROOMS
- FIVE BEDROOMS
- LARGE KITCHEN/DINER
- OFF ROAD PARKING
- SOUGHT AFTER LOCATION

3EA -Three Estate Agents are delighted to offer to the market this five bedroom, semi-detached property with three reception rooms and three bathrooms in a central location of Pontylcun.

The property briefly consist of an entrance hallway with ceramic tile effect cushioned flooring. The lounge has new carpet to floor, feature fire place and a large window offering ample natural light.

The second reception room also has carpet to floor and is currently used as a large study. Set off this reception room there is an ample sized utility room with ceramic tiles to floor.

To the rear of the property there is a spacious kitchen/diner with ceramic tile effect cushioned flooring, ceramic tile splash back to walls, ample units and large French Doors overlooking the rear garden.

Finally on the ground floor there is another large reception room with carpet to floor, French Doors overlooking the rear garden and two windows giving ample natural light. Set off this room there is a ground floor W/C with large walk in shower. This could be utilised as a further bedroom/granny annexe.

To the first floor there are five bedrooms all with carpet to floor. Four of the rooms are large doubles with one small double/large single. Four of the bedrooms have some built in wardrobes with one benefitting from an en-suite bathroom with ceramic tile effect cushioned flooring, ceramic tiles to walls and shower over bath.

Finally within the property there is a separate family bathroom which has ceramic tile effect cushioned flooring, ceramic tiles to walls and a corner shower with steam/sauna type features.

There is off-road parking to the front of the



3 THREE ESTATE AGENTS

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

