



DENBIGH CLOSE

TONTÉG





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TONTEG, CF38 1HB - ASKING PRICE £300,000



3 bedroom(s)



1 bathroom(s)



1117.00 sq ft

Set in the picturesque area of Tonteg, Pontypridd, this charming Semi-detached house on Denbigh Close presents an exceptional opportunity for those seeking a spacious and inviting family home. Spanning an impressive 1,117 square feet, the property is designed to cater to both relaxation and entertainment, making it perfect for families and social gatherings alike.

Upon entering, you are greeted by two delightful reception rooms that offer a wealth of possibilities. Whether you envision a cosy family lounge or a sophisticated dining area, these versatile spaces can be tailored to suit your lifestyle. The three well-proportioned bedrooms provide a peaceful retreat, ensuring that everyone has their own sanctuary for rest and relaxation. The modern bathroom is both stylish and functional, meeting the demands of a busy household with ease.

Adding to the appeal of this home is a conservatory that is currently being used as a home gym and games room, providing an ideal space for fitness and leisure activities. Furthermore, the garage has been converted into a versatile studio space, offering additional storage and the potential for various uses, whether as a gym or a creative workspace.

Situated in a friendly neighbourhood, this property benefits from local amenities and excellent transport links, making it a convenient choice for commuters and families alike. The surrounding area is adorned with beautiful green spaces, perfect for leisurely walks or outdoor pursuits.

In summary, this delightful Semi-detached house on Denbigh Close is a wonderful opportunity for those looking to settle in a welcoming community. With its spacious rooms, thoughtful design, and additional versatile spaces, it is ready to become a cherished home for its new owners. Do not miss the chance to view this lovely property, book a viewing today.

PROPERTY SPECIALIST

Mr Ollie Vincent


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Energy Efficiency Rating

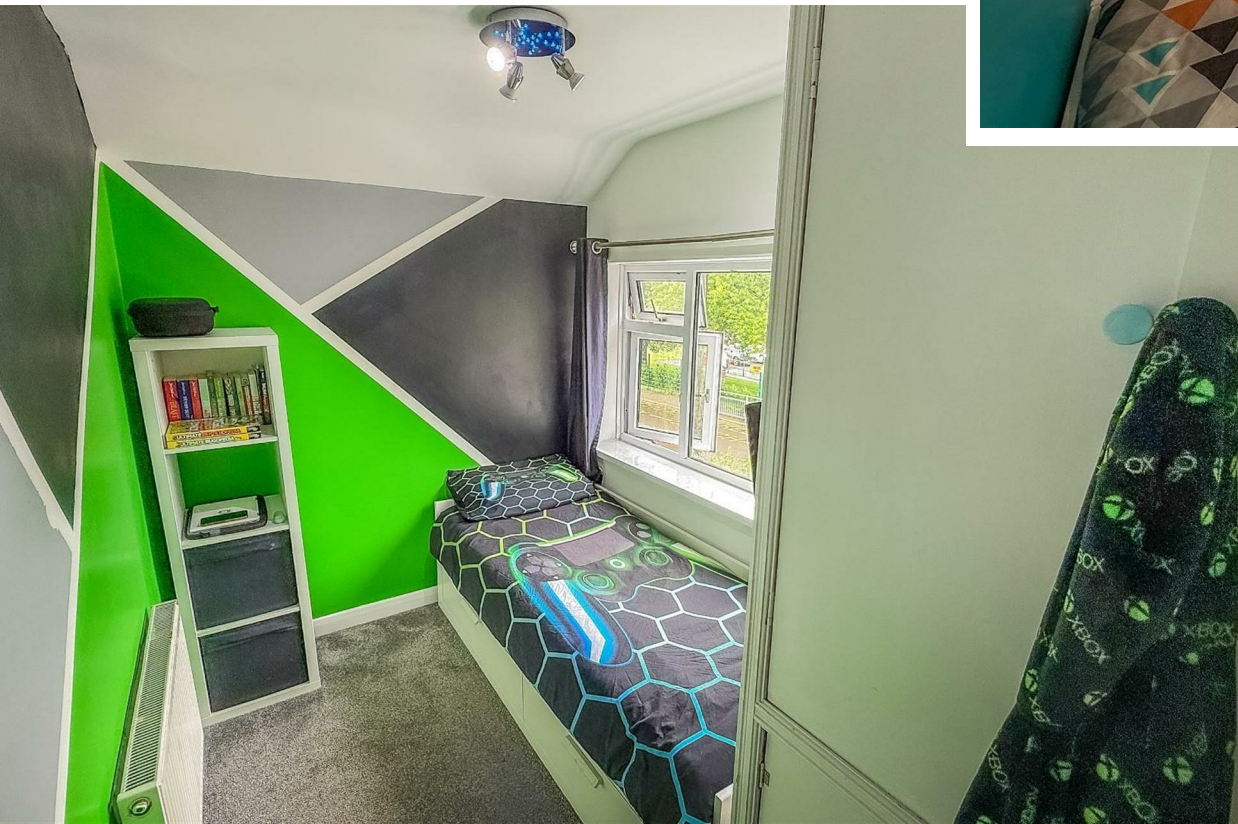
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

















PORCH

LIVING ROOM

4.32 x 5.24 (14'2" x 17'2")

KITCHEN / DINER

3.29 x 7.30 (10'9" x 23'11")

CONSERVATORY

2.89 x 2.99 (9'5" x 9'9")

WC

LANDING

BEDROOM 1

3.97 x 2.99 (13'0" x 9'9")

BEDROOM 2

3.46 x 2.99 (11'4" x 9'9")

BEDROOM 3

3.04 x 1.96 (9'11" x 6'5")

BATHROOM

1.73 x 1.96 (5'8" x 6'5")

GARAGE / GYM

GARDEN

Private rear garden with Lawn and Patio

TENURE

We are informed by our client that the property is Freehold, this is to be confirmed by your legal advisor.

SCHOOL CATCHMENT

Welsh Primary SchoolYsgol Garth Olwg
English Primary SchoolGwauncelyn Primary
Welsh Secondary SchoolYsgol Garth Olwg
English Secondary SchoolBryncelynog

COUNCIL TAX

BAND C

£1947



“ This is an incredible property.. The whole property has been fully modernised to a high standard. The conservatory is being used as a home gym, and the garage has been converted into a studio as well. Its a great family space, and perfect for entertaining. The private garden is lovely.. a must see all round! Book your viewing today.. Call the office on 02920 499680 so you don't miss out! ”

Comments by Mr Ollie Vincent



30 Denbigh Close

Total Area: 103.7 m² ... 1117 ft²

All measurements are approximate and for display purposes only



www.jeffreyross.co.uk

Jeffrey Ross