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## Semi-Detached, 3 Bedroom Home, Heol Tymaen, Upper Boat, Pontypridd, CF37 5AJ

NO ONWARD CHAIN | Double glazing | Recently Refurbished throughout | Fitted Kitchen | Utility Room  
Front & Rear Gardens | Driveway Parking | Rewired and insulated to a high standard  
New central heating system | New Carpets throughout



Offers in Region of £260,000

# Heol Tymaen, Upper Boat, Pontypridd, CF37 5AJ



This stunning extended traditional semi-detached house, has recently undergone an extensive renovation giving the property a sense of space, comfort and open plan living in this well appointed home .

**Stylish. Spacious. Ready to Move In.**

**A beautifully refurbished 3-bedroom semi-detached home with detached garden office – offered with NO ONWARD CHAIN!**

Tucked away in a peaceful cul-de-sac, this immaculately presented home is a *true gem* – ideal for a couple, young family or savvy professional looking for a move-in-ready property that blends style with practicality.

Step inside and feel instantly at home. Refurbished to a **high standard throughout**, this light-filled property offers a perfect mix of modern comfort and thoughtful design. From the *generously sized lounge* stretching the full width of the house to the *contemporary kitchen/dining space*, every corner invites relaxation and everyday living.

The **ground floor** features:

- A *spacious and airy lounge*, perfect for cosy evenings or entertaining friends
- A *sleek, stylish kitchen* with integrated appliances and plenty of workspace
- Open-plan dining area for relaxed family meals
- Separate utility room* for added convenience
- A *brand-new family bathroom* with modern fittings and fresh design

**Upstairs**, you'll find:

- Three beautifully presented bedrooms**, including a *generous master bedroom* with its own private en-suite toilet
- Access to a *partially boarded loft* with lighting – ideal for extra storage or even future expansion

**But that's not all...**

At the rear of the property sits a **versatile garden room** – fully insulated with heating and lighting – ideal for a **home office, creative studio or peaceful retreat**. It even includes its own storage area!

**Outside**, the property boasts **off-road parking for at least two cars**, enclosed **front and rear gardens** – perfect for outdoor dining, play or unwinding in the sunshine – and **double-glazing and new gas central heating throughout** for year-round comfort.

**Why You'll Love It:**

- No onward chain – move in without delay
- Recently refurbished to a high standard
- Detached home office/garden room
- Ideal for couples, families or professionals
- Stylish, spacious & full of natural light
- Quiet cul-de-sac location

**Don't miss out – homes like this are rare to find and quick to sell!**

Book your viewing today and discover just how effortlessly this house could become your new home.

**This home is not just beautifully presented – it's thoughtfully designed to suit modern living. From stylish interiors to the adaptable outdoor space, every detail has been considered to help you move straight in and start living. Don't miss out – this one ticks all the boxes!**

**Location**

With easy access to the A470 and the M4, the property is within a short walk to Treforest industrial estate and the bus routes available from there.

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- Closest primary school:** Ysgol Afonwen (0.9 miles)
- Closest secondary school:** Cardinal Newman R.C. (0.9 miles)
- Closest GP:** The Parc Canol Group Practice (1.4 miles)
- Closest hospital:** Tonteg Child & Family Centre (1.3 miles)

## Property Details

**Entrance Hallway** - Entered via a uPVC door to the side of the property with double glazed glass panel inserts, wall mounted radiator, taking you through the dining area of the kitchen diner with stairs leading to the first floor, door to Family bathroom and Lounge.

**Lounge** - Entered via a wooden door, this extremely attractive lounge is laid with carpet flooring with a wall mounted radiator and fireplace offering ample heating on those cold winter nights, power sockets, T.V point and a uPVC double glazed bay window overlooking the front garden.

**Ground Floor Bathroom** - Fresh, modern, and beautifully finished – the newly fitted family bathroom offers everyday luxury. A double-glazed side window lets in soft natural light, while the stylish suite includes a full-size bathtub with overhead shower and glazed screen, a sleek wash basin, and WC. Finished with elegant vinyl flooring, it's a space that blends comfort and functionality in perfect harmony.

**Kitchen – The Heart of the Home** - Step into a kitchen that's as stylish as it is practical. This refurbished culinary hub is bathed in natural light, thanks to a contemporary double-glazed roof window that floods the space with light. With a seamless blend of modern design and everyday convenience, it features:

- High-quality **base and wall units** providing ample storage
- Integrated **oven, hob, fridge, dishwasher**, and even a **built-in waste bin**
- Sleek **durable worktops** and a **breakfast bar** – perfect for morning coffee or casual dining
- Open-plan layout that flows directly into the dining area, ideal for entertaining or relaxed family meals

This kitchen isn't just functional – it's the vibrant social centre of the home, designed to make cooking and gathering a joy.

**Utility Room – Smart, Functional Space.** Tucked just off the kitchen, the utility room adds practical charm to this home. With a fitted worktop and space for a washing machine, dryer, and freezer, everything has its place. The wall-mounted gas boiler is neatly housed, and a double-glazed door offers easy access to the garden – making everyday chores a breeze.

**Upstairs – Comfortable Living for All the Family.** The first floor continues the home's thoughtful layout and high standard of finish:

**Landing.** Accessed via a staircase, the landing leads to all bedrooms and offers entry to the partially boarded loft, complete with lighting – ideal for extra storage or potential future use.

**Bedroom One – Your Private Retreat.** This generously sized master bedroom enjoys dual aspect light from double-glazed windows to the front and side. Complete with radiator, central light fitting, and access to a private en-suite toilet with wash basin, this is your peaceful, private escape.

**Bedroom Two.** Bright and airy, this second bedroom features a double-glazed window, central light fitting, and radiator – perfect as a guest room, child's bedroom or even a creative space.

**Bedroom Three.** A charming third bedroom, also with a double-glazed window, radiator, and central light fitting – ideal as a nursery, home office, or snug.

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## Outdoor Living – Front

A private **driveway provides off-road parking** for at least two vehicles, with a neat path leading toward the rear garden.

## Rear Garden – A Space to Enjoy All Year Round

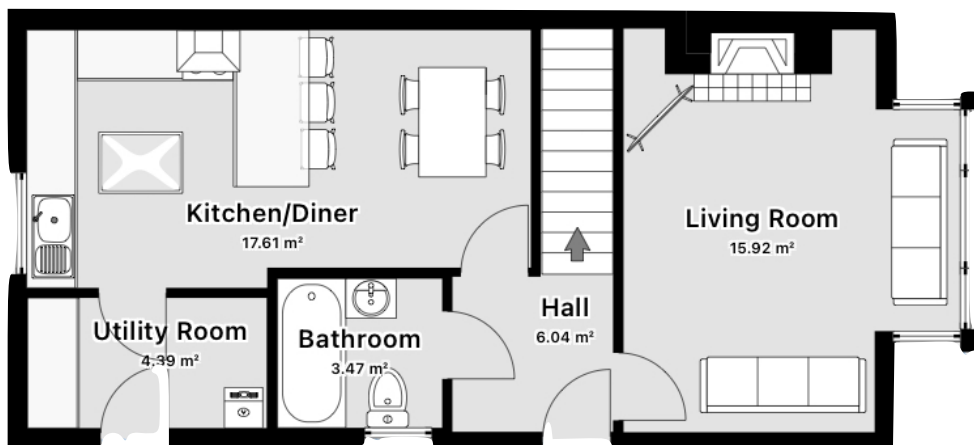
Enclosed and secure, the rear garden offers plenty of room for outdoor play, entertaining, or simply soaking up the sunshine. And the **real showstopper?** A detached **versatile outbuilding with power, lighting and storage** – perfect as a **home office, workshop, playroom**, or even a personal gym. Whatever your lifestyle, this flexible space has you covered.

**Tenure - FREEHOLD**

**Energy Performance Certificate: C**

**Council Tax - Band C**

**VIEWING - Strictly by appointment with the agents.**



## Room Dimensions

84 m<sup>2</sup> - 896 sq ft

## Living Room

4.01m x 4.79m (13'2" x 15'9") [into bay]

## Kitchen/Diner

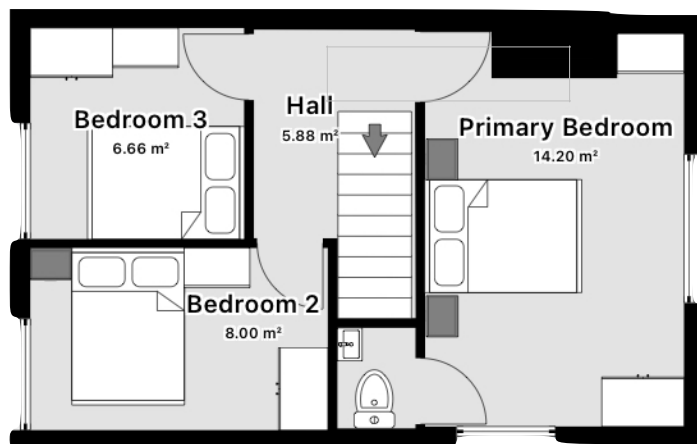
6.00m x 3.06m (19'8" x 10'0") [max]

## Utility Room

2.85m x 1.54m (9'4" x 5'1")

## Family Bathroom

1.96m x 1.77m (6'5" x 5'10")



## Primary Bedroom

3.15m x 4.77m (10'4" x 15'8") [max]

## Ensuite Toilet

0.95m x 1.22m (3'1" x 4'0")

## Bedroom 2

3.62m x 2.21m (11'10" x 7'3")

## Bedroom 3

2.30m x 2.56m (7'7" x 8'3")

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