

# HUNTERS®

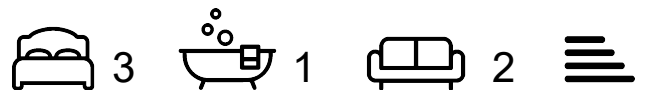
HERE TO GET *you* THERE



## Maes Yr Afon

Pontyclun, CF72 9DL

£310,000



Council Tax: C





# 16 Maes Yr Afon

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## General

Pontyclun is a charming village located in the Rhondda Cynon Taf county borough of Wales, known for its picturesque landscapes and friendly community atmosphere. The village offers a perfect blend of rural tranquility and easy access to urban amenities, making it an ideal place to call home.

One of the key benefits of living in Pontyclun is its excellent transport links. The village is well-connected to major cities like Cardiff and Swansea via the nearby A470 and M4 motorway, making commuting for work or leisure activities a breeze. Additionally, there are reliable bus services that run through the village, providing convenient transportation options for residents.

Pontyclun is surrounded by stunning natural beauty, with the nearby Brecon Beacons National Park offering endless opportunities for outdoor activities such as hiking, cycling, and exploring nature. Residents can also enjoy peaceful walks along the Taff Trail, which passes through the village and offers scenic views of the River Taff.

Local amenities in Pontyclun include a variety of shops, pubs, and restaurants, ensuring that residents have access to everything they need for day-to-day living. The village also has a community center that hosts events and activities for all ages, fostering a strong sense of community spirit.

For families with children, Pontyclun is home to several schools that are well-regarded for their academic excellence and supportive learning environments. The village also has playgrounds and

green spaces where children can play and socialize with their peers.

## Hallway

entered through composite front door, with herringbone effect flooring, skimmed walls with dado rail and textured ceilings which are coved with central lighting, radiator, doors to:

## WC

with herringbone effect flooring, tiled / textured walls and ceilings with central lighting, wc, window to front.

## Lounge

14'5" x 11'1" (4.39m x 3.38m)

with carpets, skimmed walls and textured ceilings which are coved with central lighting, French doors to rear, upright radiator.

## Dining

10'1" x 8'8" (3.07m x 2.64m)

with herringbone effect flooring, papered walls and textured ceilings which are coved with central lighting, window to rear, radiator.

## Kitchen

10'1" x 8'8" (3.07m x 2.64m)

with herringbone effect flooring, skimmed walls and textured ceilings with central lighting. Selection of base and wall units in cream shaker style with oak effect worktops, integral sink & drainer, window and door to rear.

## Landing

with carpets, skimmed walls with dado rail and textured ceilings with central lighting, wood bannister, window to side, doors to:

Tel: 01656 856118

### Bedroom 1

11'9" x 9'4" (3.58m x 2.84m)

with carpets, skimmed walls and textured ceilings which are covered with central lighting, built in double wardrobes, windows to front, radiator.

### Bedroom 2

10'11" x 10'2" (3.33m x 3.10m)

with carpets, skimmed walls and textured ceilings which are covered with central lighting, built in double wardrobes, windows to rear, radiator.

### Bedroom 3

8'8" x 7'8" (2.64m x 2.34m)

with carpets, skimmed walls and textured ceilings which are covered with central lighting, built in storage over stairwell, windows to front, radiator.

### Bathroom

7'3" x 5'8" (2.21m x 1.73m)

with tile effect flooring and skimmed / tiled walls, textured ceilings with central lighting, 3 piece suite sink & wc, bath with thermostatic shower and glass screen, chrome towel radiator, window to rear.

### Gardens

Main garden is found at front of the property which is the most private and South facing which has a decked area off the house and steps down to an artificial grass lawn with hipped border, front gated access and facing a woodland for peace and privacy.

The rear garden used as main entrance is mostly chipped with a block pathway leading to rear door and a path to side of garage with rear gated access and parking.

The garage is extra wide and split into main garage with up and over front door, and utility which has a rear door and side window, power, lighting and plumbing.





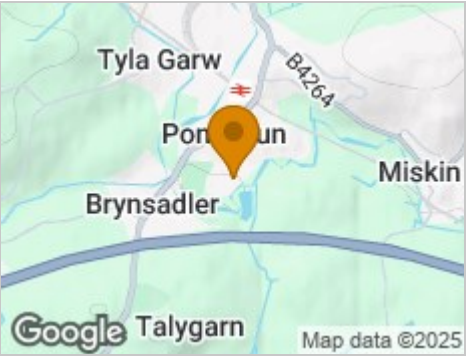
Road Map



Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Hunters Bridgend Office on 01656 856118 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.