



## 28 Gwilym Street

Rhydyfelin, Pontypridd, CF37 5HT

NEXA Cardiff are pleased to present to market this fantastic 3 Bed, Terraced Property in the popular Rhydyfelin area. This extended and refurbished property comprises of 3 Bedrooms, 3 Reception Rooms, Modern Kitchen, Modern family Bathroom, 2 Outbuildings, South East facing Rear Garden and a Front Garden.

The property is situated towards the end of a quiet Cul de Sac and there are mountain views from all Bedrooms. An early viewing of this property is highly recommended. For more information, please call Simon at NEXA South Wales on 02920 130000.

**£184,950**

# 28 Gwilym Street

Rhydyfelin, Pontypridd, CF37 5HT



- 3 BEDROOMS
- 3 RECEPTION ROOMS
- CLOSE TO M4 LINKS
- EARLY VIEWING HIGHLY ADVISED
- GENEROUS FAMILY BATHROOM
- BRICK-BUILT OUTBUILDINGS
- NEAR AMENITIES
- EXTENDED
- QUIET CUL DE SAC LOCATION
- CLOSE TO SCHOOLS AND COLLEGES

## Entrance

The property is situated in a quiet Cul de Sac, there is plenty of street parking. There is a front gate leading to the Front Garden which is laid to flag stone and a path leading to the front door.

## Porch

A door leading to Hallway and vinyl floor.

## Hallway

A bright and recently renovated Hallway, with doors leading to Living Room, Dining Room and Storage Cupboard, stairs leading to first floor and laminate flooring.

## Living Room

24'10" x 12'2" (7.59 x 3.71)

A spacious Living Room, could be used as a Lounge/Diner, Bay window to front aspect, window to rear aspect, feature fireplace and laminate floor.

## Dining Room

11'5" x 9'11" (3.48 x 3.03)

Two windows to side aspect, Storage cupboard, opening to Kitchen and tiled floor.

## Kitchen

11'8" x 9'6" (3.57 x 2.9)

Modern wall and base units with work-top over, stainless steel sink and drainer, Boiler, gas hob and electric oven with extractor fan over, space for washing machine and fridge/freezer window to side aspect, window to Sun Room, door leading to Sun Room and tiled floor.

## Sun Room

11'1" x 6'2" (3.38 x 1.88)

Door to Rear Garden and vinyl floor.

## Landing

Doors leading to Bedrooms 1&2, Bathroom and stairs to Bedroom 3 and fitted carpet.

## Bedroom 1

13'8" x 10'0" (4.17 x 3.05)

In-built Wardrobes, 2 windows to front aspect with mountain views and laminate floor.

## Bedroom 2

11'6" x 10'7" (3.53 x 3.23)

Window to Rear aspect with mountain views and laminate floor.

## Bathroom

9'8" x 9'1" (2.97 x 2.79)

Recently refurbished, with walk-in shower, WC and wash basin with storage under, Storage cupboard, heated towel rail, obscured window to rear aspect and vinyl, tile effect floor.

## Stairs

Wooden Stairs leading to second floor.

## Bedroom 3

15'10" x 12'7" (4.85 x 3.84)

In-built Wardrobe, doors leading to Eaves Storage, 3 skylights and vinyl floor.

## Outbuilding

12'6" x 10'6" (3.83 x 3.21)

Doors leading to other Outbuilding and Rear exit and window to front aspect.

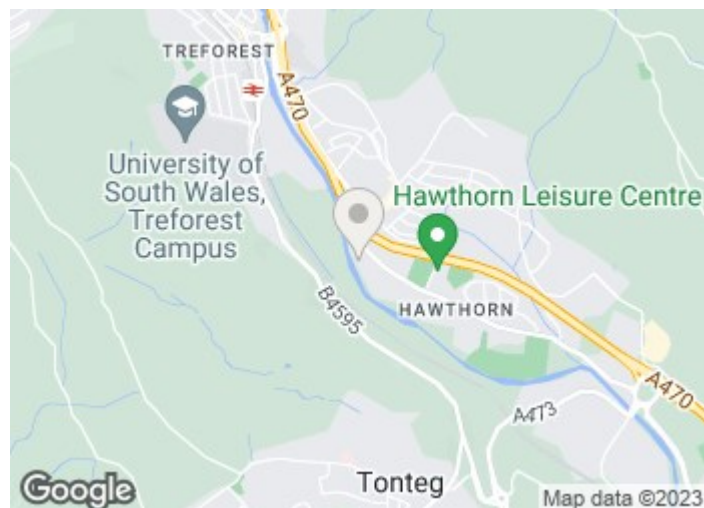
## Outbuilding

12'6" x 6'7" (3.83 x 2.01)

Window to front aspect.

## Rear Garden

Sunny Garden with Patio laid to stones, path leading to Outbuildings and artificial turf.



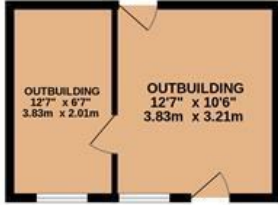
## Directions





# Floor Plan

GROUND FLOOR  
870 sq.ft. (80.8 sq.m.) approx.



1ST FLOOR  
457 sq.ft. (42.5 sq.m.) approx.



2ND FLOOR  
264 sq.ft. (24.6 sq.m.) approx.



TOTAL FLOOR AREA : 1592 sq.ft. (147.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2023.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Lambourne House Lambourne Crescent, Cardiff, CF14 5GL  
Tel: 02920 130 000 Email: [hello@nexacardiff.com](mailto:hello@nexacardiff.com) <https://www.nexaproPERTIES.com/>

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