



**102 Queen Street, Pontypridd, CF37 1RW**  
**Offers In The Region Of £155,000**

**\*\*NOT TO BE MISSED!\*\*** **\*\*RECENTLY RENOVATED\*\***

Sage and Co are delighted to offer FOR SALE this recently renovated THREE BED MID TERRACE PROPERTY close to local amenities including easy reach of the town centre, road and rail links and the highly regarded UNIVERSITY. This property offers NEWLY FITTED KITCHEN AND BATHROOM with OFF ROAD PARKING TO THE REAR. This property is being offered for sale with NO ONWARD CHAIN and a viewing is highly advised.

EPC RATING:  
COUNCIL TAX BAND: C



70 Tredegar Street Risca NP11 6BW  
**Telephone:** 01633 838888 **Email:** [risca@sageandco.co.uk](mailto:risca@sageandco.co.uk)

## ENTRANCE

Enter through a double glazed front door.

## ENTRANCE HALLWAY

Stairs to the first floor, central heating radiator, under stairs storage cupboard, oak doors through to:

## RECEPTION ROOM ONE

Double glazed window to the front, central heating radiator, coved ceiling.

## RECEPTION ROOM TWO

Double glazed window to the rear, central heating radiator, coved ceiling.

## KITCHEN

Newly fitted kitchen comprising a range of base and wall units, with rolled edge work surface, inset stainless steel sink unit with mixer tap over, inset gas hob with electric oven under and extractor hood over, plumbing for automatic washing machine, wall mounted combi boiler, central heating radiator, double glazed window to the side, spot lighting, oak door to:

## INNER HALLWAY

Part glazed door to outside, ceramic tiled flooring, doors to:

## FAMILY BATHROOM

Panelled bath with shower over, glass shower screen, pedestal wash hand basin, built in storage cupboard, ceramic tiling to the walls and floor, towel rail, extractor fan, obscure double glazed window to the rear.

## SEPARATE WC

Low level WC, ceramic tiles to walls and floor, obscure double glazed window to the rear.

## STAIRS TO THE FIRST FLOOR - LANDING

Double glazed window to thee rear, oak doors to:

## BEDROOM ONE

Double glazed window to the rear, central heating radiator.

## BEDROOMTWO

Double glazed window to the front, central heating radiator.

## BEDROOM THREE

Double glazed window to the front, central heating radiator.

## OUTSIDE

REAR: Courtyard with steps up to a low maintenance level garden area, ideal for BBQ's. Steps up to a double car hardstand.

## TENURE

We have been advised freehold.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

