



**Ivy Terrace, Pontypridd CF37 2SB**

***welcome to***

## **Ivy Terrace, Pontypridd**

With Exceptional Views, Open Plan Kitchen/Diner And Characterful Features, This Could Be Your Dream First Time Buy Or Investment! We're delighted to offer for sale this tasteful period style cottage, with a perfect internal layout and elevated position.

### **Reception Room**

Via front door, windows to front aspect, stairs to first floor, access to kitchen/diner

### **Kitchen/Diner**

13' 9" widest x 10' 4" widest ( 4.19m widest x 3.15m widest )

Range of wall and base units, work surfaces, breakfast bar, oven and gas hob with cooker hood over, gas boiler, double glazed window to front aspect and door to side/rear gardens

### **First Floor Landing**

Single glazed window to rear aspect, doors to all rooms

### **Bedroom One**

11' 8" widest x 9' 9" widest ( 3.56m widest x 2.97m widest )

Two double glazed windows to front aspect, radiator, built in storage cupboard

### **Bedroom Two**

10' 2" widest x 8' 2" widest ( 3.10m widest x 2.49m widest )

Window to front aspect, radiator

### **Bathroom**

Three piece suite comprising; Bath with shower over, wash basin, low level w/c. Obscure double glazed window to side aspect, extractor fan, radiator

### **Rear Gardens**

Tiered, side access, laid partly to lawn





**Ground Floor**



**First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



**welcome to**  
**Ivy Terrace,**  
**Pontypridd**

- Period Style Semi-Detached Cottage
- Full Of Character And Charm
- Reception Room And Open Plan Kitchen/Diner
- Two Bedrooms
- Stylish First Floor Bathroom

Tenure: Freehold EPC Rating: D

**£150,000**



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Property Ref:  
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