



Ann Street, Cilfynydd Pontypridd CF37 4EN

welcome to

Ann Street, Cilfynydd Pontypridd

A Spacious Period Style House In A Coveted Location, Benefiting From Impressive Rear Gardens Laid Partly To Lawn And A Delightful Position Toward The End Of A No-Through Road.

Entrance Hall

Via front door, stairs to first floor and access to reception room

8' 8" widest x 7' 1" widest (2.64m widest x 2.16m widest)
Double glazed window to front aspect offering excellent views, radiator

Reception Room

21' 10" widest x 12' 11" widest (6.65m widest x 3.94m widest)

Windows to front and rear aspect, radiator, built in storage cupboard, feature fireplace, access to kitchen

Rear Gardens

Two areas of lawn, boundary fences, rear access

Kitchen

7' 11" widest x 7' 5" widest (2.41m widest x 2.26m widest)

Range of wall and base units, work surfaces, oven and electric hob with cooker hood over, radiator, space for appliances, double glazed window to side aspect, obscure door to rear garden and door to shower room

Shower Room (ground Floor)

Three piece suite comprising; Shower, wash basin, low level w/c. Two windows and radiator

First Floor Landing

Stairs from ground floor, double glazed window to rear aspect, radiator, loft access, doors to all rooms

Bedroom One

11' 11" widest x 9' 11" widest (3.63m widest x 3.02m widest)

Double glazed window to front aspect offering excellent views, radiator

Bedroom Two

9' 11" widest x 9' 7" widest (3.02m widest x 2.92m widest)

Double glazed window to rear aspect, built in wardrobes

Bedroom Three



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



welcome to

Ann Street,

Cilfynydd Pontypridd

- Spacious Period Style Terraced House
- Impressive Open Plan Reception Room With Dual Aspect Windows
- Kitchen With Some Fitted Appliances
- Shower Room With Three Piece Suite
- Three Bedrooms

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: B

£140,000



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Property Ref:
TBG110394 - 0002

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