

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

Reception Room

 $21' \cdot 10^{\text{ii}}$ 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

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

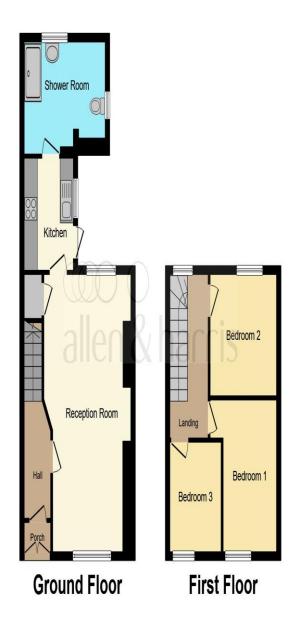
9' 11" widest x 9' 7" widest (3.02m widest x 2.92m widest) Double glazed window to rear aspect, built in wardrobes

Bedroom Three

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

Rear Gardens

Two areas of lawn, boundary fences, rear access



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 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.







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