



**Lower Alma Terrace, Pontypridd CF37 1NL**

**welcome to**

## **Lower Alma Terrace, Pontypridd**

A Characterful Period Style Cottage, Set Atop A Hill In A Peaceful Location Within Easy Reach Of The Fantastic Array Of Amenities In Ponypridd Town Centre.

### **Reception Room**

20' 10" widest x 13' 11" widest ( 6.35m widest x 4.24m widest )

Via front door, double glazed window to front aspect, electric fire, radiator, open to kitchen and stairs to first floor

### **Kitchen**

10' 9" widest x 9' 4" widest ( 3.28m widest x 2.84m widest )

Range of wall and base units, work surfaces, stainless steel sink and drainer with mixer tap, oven and hob with cooker hood over, access to vestibule

### **Vestibule**

Via kitchen, access to bathroom and courtyard

### **Bathroom (ground Floor)**

Three piece suite comprising; Bath with shower over, vanity wash basin, low level w/c. Obscure double glazed window to rear aspect, heated towel rail

### **First Floor Landing**

Stairs from ground floor, loft access

### **Bedroom One**

12' 1" widest x 7' 9" widest ( 3.68m widest x 2.36m widest )

Double glazed window to rear aspect, radiator, cupboard with gas boiler

### **Bedroom Two**

8' 6" widest x 8' 4" widest ( 2.59m widest x 2.54m widest )

Double glazed window to front aspect, radiator

### **Bedroom Three**

8' 9" widest x 6' 4" widest ( 2.67m widest x 1.93m widest )

Double glazed window to rear aspect, radiator

### **Courtyard**

Rear courtyard





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**  
**Lower Alma Terrace,**  
**Pontypridd**

- Period Style Cottage Within Easy Reach Of Pontypridd Town Centre
- Impressive Open Plan Reception Room
- Kitchen With Some Fitted Appliances
- Three Bedrooms
- Bathroom With Three Piece Suite

Tenure: Freehold EPC Rating: D  
Council Tax Band: B

offers in excess of  
**£125,000**



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Property Ref:  
TBG110433 - 0002

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