



Bonvilston Road, Pontypridd CF37 4RG

welcome to

Bonvilston Road, Pontypridd

A Perfect First Time Buy Or Investment, Benefiting From No Onward Chain And Set In A Coveted Location Within Easy Reach Of Pontypridd Town Centre! We're delighted to offer for sale this spacious period style terraced house, including rear kitchen extension and low maintenance gardens.

Entrance Hall

Via front door, original style tiled flooring, radiator

and radiator

Reception Area One

13' widest x 9' 5" widest (3.96m widest x 2.87m widest)
Double glazed window to front aspect, feature fireplace, open to reception area two

Rear Gardens

Paved and enclosed by boundary walls

Reception Area Two

13' 7" widest x 11' 11" widest (4.14m widest x 3.63m widest)
Double glazed window to rear aspect, radiator, built in storage cupboard, access to kitchen

Kitchen/Breakfast Room

14' 8" widest x 9' 1" widest (4.47m widest x 2.77m widest)
Range of kitchen units, work surfaces, stainless steel sink and drainer with mixer tap, oven and gas hob with cooker hood over, space for appliances, double glazed windows to rear and side aspect, door to rear garden

First Floor Landing

Stairs from ground floor, doors to all rooms

Bedroom One

13' 8" widest x 10' 6" widest (4.17m widest x 3.20m widest)
Double glazed window to front aspect, radiator

Bedroom Two

10' 8" widest x 6' 11" widest (3.25m widest x 2.11m widest)
Double glazed window to front aspect, radiator, loft access

Bathroom

Three piece suite comprising; Bath with shower over, wash basin, low level w/c. Obscure window to rear



welcome to
Bonvilston Road,
Pontypridd

- Period Style Terraced House In The Heart Of Pontypridd
- No Onward Chain
- Open Plan Reception Rooms
- Separate Kitchen/Breakfast Room
- Two Bedrooms

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

£135,000



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Property Ref:
TBG110536 - 0006

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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