



27 CARDIFF STREET, ABERDARE, CF44 7DP

TEL: 01685 878000 FAX: 01685 878000



## Thompson Street

Ynysybwl, Pontypridd, CF37 3EN

**£159,995**



Nestled in the charming area of Ynysybwl, Pontypridd, this delightful terraced house on Thompson Street offers a perfect blend of comfort and convenience. With three generously sized bedrooms, this property is ideal for families or those seeking extra space. The well-appointed reception room provides a welcoming atmosphere, perfect for relaxation or entertaining guests.

The house boasts a spacious layout, ensuring that every corner feels inviting and functional. The excellent location enhances the appeal, as it is well-connected to local amenities and transport links, making daily life more manageable. Whether you are looking to enjoy the tranquility of the surrounding area or the vibrancy of nearby towns, this property serves as a wonderful base.

The bathroom is thoughtfully designed, catering to the needs of modern living. With ample room for personalisation, you can easily make this house your home.

In summary, this beautiful and spacious three-bedroom terraced house on Thompson Street is a fantastic opportunity for anyone looking to settle in a friendly community with easy access to essential services. Do not miss the chance to view this lovely property and envision your future here.



## Entrance Hall

UPVC double glazed door to front. Radiator.

## Living Room 11'6" x 12'2" (3.53 x 3.71)

UPVC double glazed window to front. Radiator.

## Dining Room 11'6" x 12'2" (3.53 x 3.71)

UPVC double glazed window to rear. Radiator. Understair storage.

## Kitchen 11'3" x 8'4" (3.44 x 2.56)

UPVC double glazed window and door to side. Tiled floor. Provisions for washer/dryer. Electric hob.

## Utility

With light. Potential to convert to a downstairs W.C.

## Landing

### Bedroom 1 13'00 x 8'00 (3.96m x 2.44m )

UPVC double glazed window to front. Radiator

### Bedroom 2 9'6" x 9'8" (2.90m x 2.95m)

UPVC double glazed window to rear. Radiator.

### Bedroom 3 9'11" x 6'11" (3.02m x 2.11m)

UPVC double glazed window to front. Radiator. Fitted wardrobes.

### Bathroom 11'03 x 8'04 (3.43m x 2.54m )

UPVC double glazed window to side. Radiator. W.C. Handwash basin. Bath with shower. Storage.

## Outside

Patio. Shed.

## Disclaimer

N.B Whilst these particulars are intended to give a fair description of the property concerned, their accuracy is not guaranteed and any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of statements contained herein.

The particulars do not constitute an offer or contract, and statements herein are made without responsibility, or warranty on the part of the Vendor or Manning Estate Agents, neither of whom can hold themselves responsible for expenses incurred should the property no longer be available. Items shown in photographs are NOT included unless specifically mentioned in particulars. They may however be available by separate negotiation.

## The Property Misdescription Act 1991

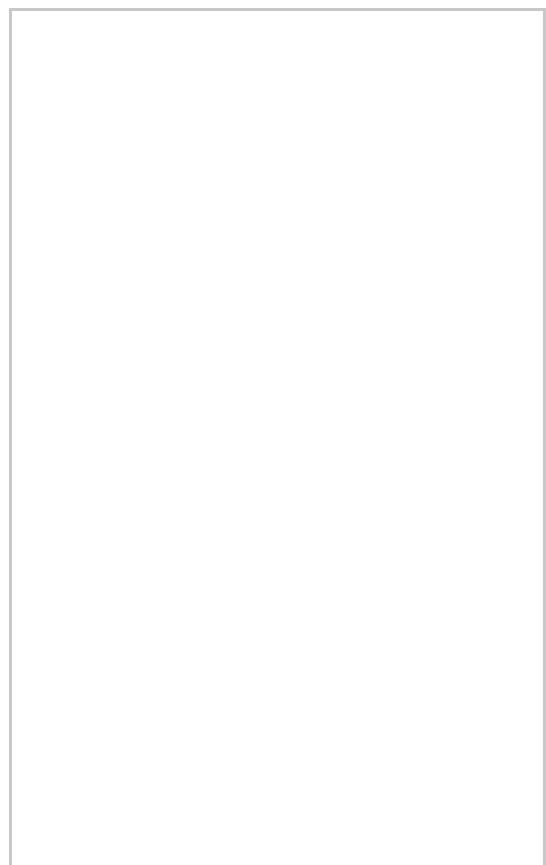
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the property are based on information supplied by the seller. The Agent has not sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website

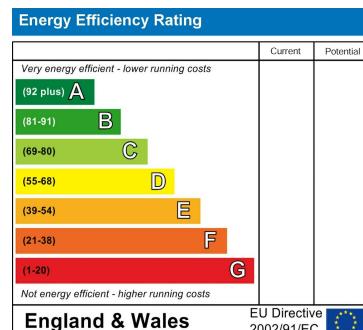
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.