



Crawshay Street, Ynysybwl Pontypridd

offers over **£135,000**

- Council Tax Band A
- Ideal first time purchase or family home
- Sought after location
- Finished to an excellent standard throughout
- EPC Rating: D



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About the property

An ideal first time purchase in a sought after area. This mid-terrace home on Crawshay Street, Ynysybwll is a perfect first time or family home. Finished to an excellent standard throughout, this property benefits from a modern kitchen and bathroom. Offering a spacious lounge/diner, kitchen with some integrated appliances and three-piece suite bathroom. Upstairs, all bedrooms are generous sized. Externally, the property benefits from a low maintenance rear garden finished with patio slabs to the first tier, artificial grass to the second and decking area to the third - a perfect spot for relaxing or entertaining. This property is in close proximity to local amenities within Ynysybwll and regular public transport direct into Pontypridd Bus Station.

Lounge

20' 10" max x 12' 5" max (6.35m max x 3.78m max)
Laminate flooring, double glazed window to front and rear.

Kitchen

10' max x 8' 6" max (3.05m max x 2.59m max)
Wall and base units with countertop over, integrated hobs and oven, wall mounted extractor fan, stainless steel sink with drainer, space for washer/dryer, space for fridge/freezer, double glazed window to side.

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.



Accommodation

Bathroom

8' 9" max x 6' 1" max (2.67m max x 1.85m max)
Three-piece suite comprising bath with shower over, hand wash basin and w/c, double glazed window to rear, tiled flooring, tower radiator, ceiling light.

First Floor Landing

Carpeted stairs leading to first floor landing, double glazed window to rear, ceiling light.

Bedroom 1

12' 1" max x 8' 5" max (3.68m max x 2.57m max)
Laminate flooring, double glazed window to front, ceiling light.

Bedroom 2

9' 9" max x 8' 3" max (2.97m max x 2.51m max)
Laminate flooring, double glazed window to rear, ceiling light.

Bedroom 3

9' 1" max x 7' 2" max (2.77m max x 2.18m max)
Carpeted flooring, ceiling light, double glazed window to front.