



## Pond Row

£125,000

- Council Tax B
- No onward chain
- Close proximity to Bike Park Wales
- Close to walking routes including the Taff Trail
- Character property
- Over three floors
- Spacious rear garden
- EPC Rating: D



2 1 0



## About the property

I am delighted to present this charming terraced property, available for sale. Although it needs some modernising, this character property radiates potential and offers an exciting opportunity for those seeking to make their mark on a home. Spread over three floors, the property provides ample living space.

The residence comprises of two bedrooms, the first being a spacious double and the second, a cosy single room. There is one reception room, perfect for relaxing or entertaining guests, and a kitchen waiting for your personal touch. The property also benefits from a family bathroom and utility room.

This property is not lacking in unique features, including an inviting garden, sure to be the heart of many summer gatherings, and a beautiful view that never fails to impress. The character of the property is evident in every corner, making it truly distinctive.

Located in a well-connected area with excellent public transport links such as the A470, the property is perfect for families and couples alike. Nearby schools make this an ideal choice for families, while local amenities, walking routes such as the Taff Trail and cycling routes are all within reach including Bike Park Wales. This property also presents a fantastic investment opportunity, with potential for use as an Air BnB.



## Accommodation

### Reception

13' 1" Max x 19' 1" Plus recess ( 3.99m Max x 5.82m Plus recess )

### Kitchen

Irregular Shaped Room x ( x )

### Utility

### Bathroom

### Landing

### Bedroom 1

13' 1" Max x 9' 1" Plus recess ( 3.99m Max x 2.77m Plus recess )

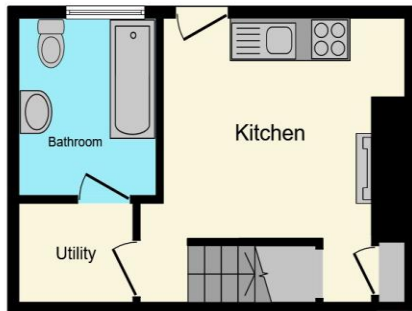
### Bedroom 2

10' 1" Max x 9' 6" Into recess ( 3.07m Max x 2.90m Into recess )

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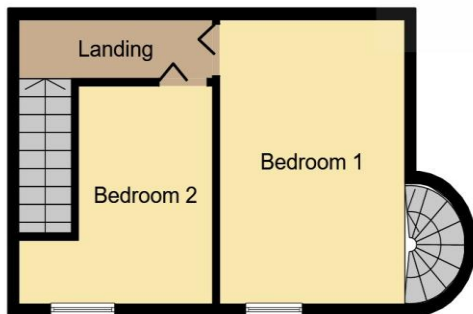
## Floorplan



Lower Ground Floor



Ground Floor



First Floor

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)



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