



## 14 LLANOVER ROAD. PONTYPRIDD. CF37 4DY

**£144,950**

A fantastic opportunity to purchase this well presented and spacious 3 bedroom, mid-terrace property in the popular area of Trallwn, Pontypridd. Close to local amenities, with convenient road and transport links... this property is not to be missed!

The property benefits from updated electrics including current edition fuse board and also has a gas combi boiler.

To the ground floor is the entrance hallway, leading to a generous lounge/diner with feature fireplace and an excellent kitchen to the rear with plenty of cupboard storage and space for appliances

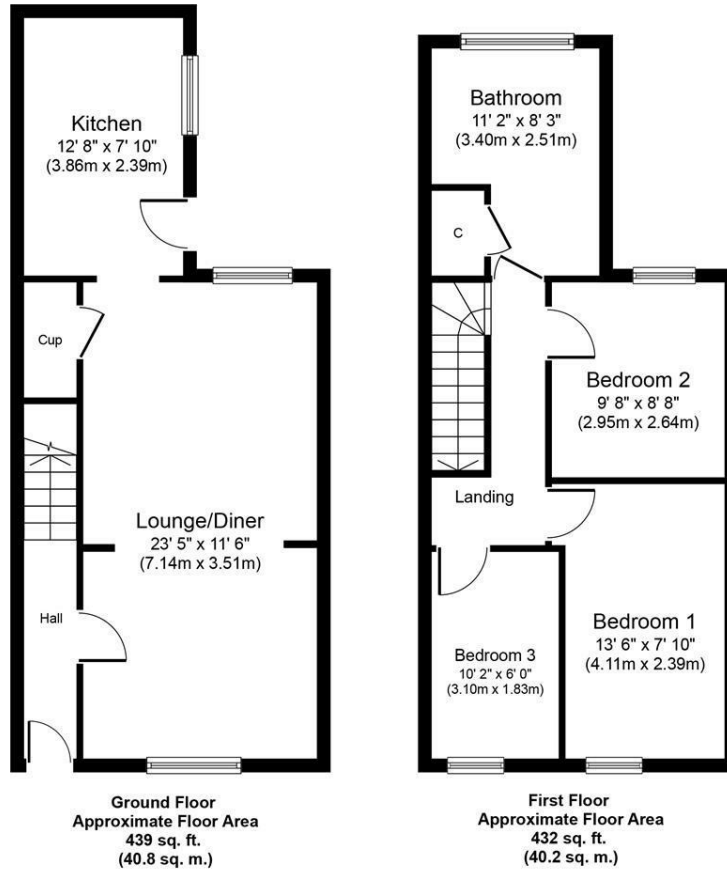
On the first floor are three excellent bedrooms and a large family bathroom with L shape bath and shower over, low level WC, wash hand basin and multiple mirrored wall cabinets.

To the rear of the property sits a low maintenance paved rear garden, with decked area, storage shed and rear gated access.

The vendor has indicated this is a freehold property, to be confirmed by a solicitor.

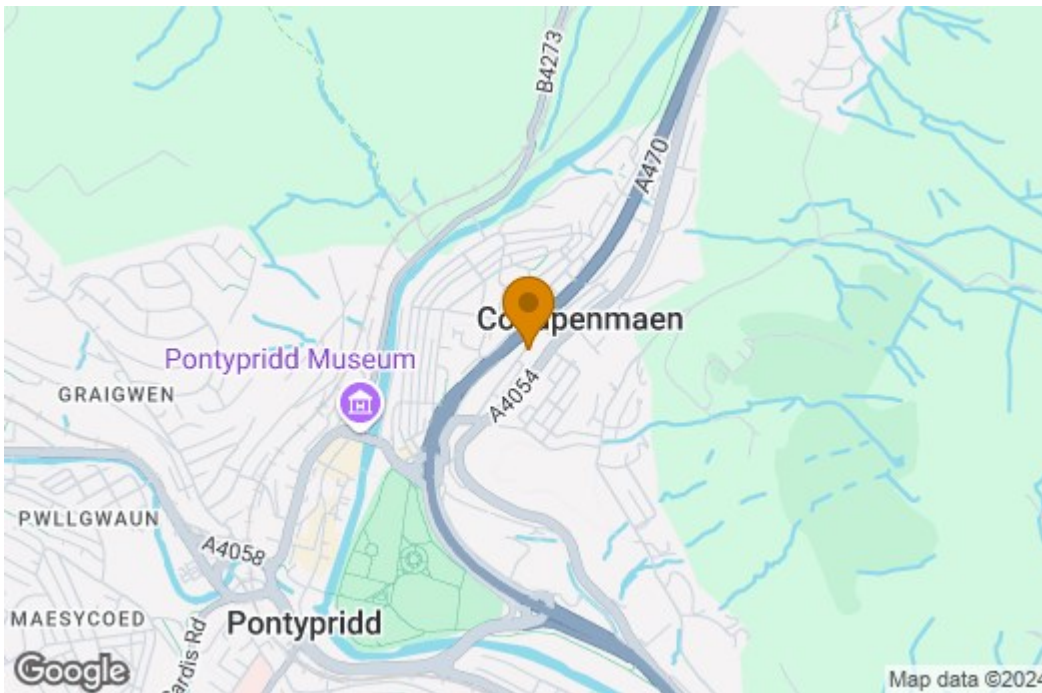
\*Note - Please note, Rightbricks Ltd has an associated interest in this property\*

# FLOOR PLAN

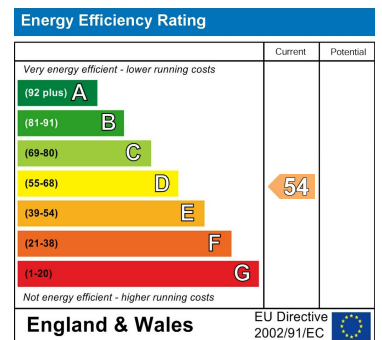


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
 Copyright V360 Ltd 2024 | www.houseviz.com

# AREA MAP



# 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.