



Bonvilston Road

| | Pontypridd | CF37 4RE

BONVILSTON ROAD

Offers In Excess Of £96,000



No chain. Requiring renovation, this is a mid terraced house on Bonvilston Road in Pontypridd! This property is a fantastic opportunity for those looking to put their own stamp on a home, as it requires renovation and benefits from current planning consent, issued in February 2023, for a double storey extension to the rear.

With this planning permission already in place for a double storey extension, the possibilities for this property are endless. An ideal investment or a property that can grow in size as you need it.

Outside is a good sized enclosed rear garden providing a private outdoor space with rear lane pedestrian access

This exciting opportunity to create your dream home in this very popular location. Contact us today to arrange a viewing and let your imagination run wild with the possibilities this property holds!

Hall

Entered white pvc front door with obscure and leaded panel inset and matching fanlight win, high level wall mounted electric meters, textured ceiling, radiator, door to

Lounge/Diner

20'1 x 12'5 plus recesses

White pvc double glazed window to the front, gas meter to recess, radiators, wall mounted gas fire with back boiler. internal sash window and glazed door to the kitchen.

Kitchen/Breakfast Room

15'5 x 8'5

Stainless steel sink with cupboard beneath, additional base units, textured ceiling, white pvc double glazed door and window overlooking rear garden.

Bathroom

Panelled bath, pedestal wash hand basin, shower enclosure, sliding door to w.c., white PVC double glazed windows to rear.

Landing

White pvc window to the rear.

Bedroom One

11'6 x 8'2 plus recess

White pvc double glazed window to the front, textured ceiling, radiator.

Bedroom Two

9'10 x 8'1

White pvc double glazed window to the rear, radiator, airing cup housing copper cylinder, papered ceiling.

Bedroom Three

8'7 x 6'10

White pvc double glazed window to the rear, polystyrene tiled ceiling, radiator, small access to loft space.

Rear Garden

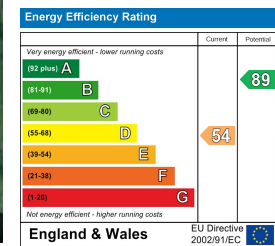
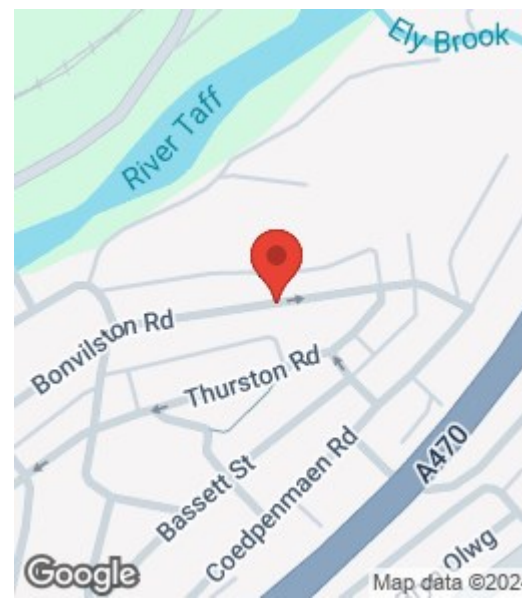
Walled boundaries, laid to lawn, pedestrian rear lane access, garden shed.

Tenure

We have been advised by the seller that the property is freehold. Council Tax band is B.



Call Hern & Crabtree to arrange a viewing on **02920 555 198**



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.