

9 Ynys Close, Pontypridd, CF37 5PA

£79,950

**** Ground Floor Flat ** Popular Location ** Close to Amenities ** No Chain ****

Early viewing advised on this purpose built, ground floor flat.

Located within easy reach of amenities, local shops, schools, doctors and main roads.

Comprising communal entrance, lounge, modern kitchen with oven & hob, double bedroom and shower room.

There is an allocated garden space with small lawn and seating area.

Offered with no onward chain.

Communal Entrance

Entrance Hall



Modern panelled entrance door, radiator.

Lounge 13'11" x 9'11" (4.25 x 3.04)



Double glazed window to front, radiator, fitted gas fire with back boiler.

Kitchen 10'0" x 6'11" (3.07 x 2.12)



Modern, cream 'Shaker' style kitchen comprising base and wall cupboards with tiled splash backs, stainless steel sink unit, gas hob and electric oven with extractor hood above, space for washing machine and fridge/freezer, laminated wood flooring, radiator, double glazed window to rear.

Bedroom 12'4" x 9'8" (3.76 x 2.95)



Double glazed window to front, radiator, airing cupboard.

Shower Room

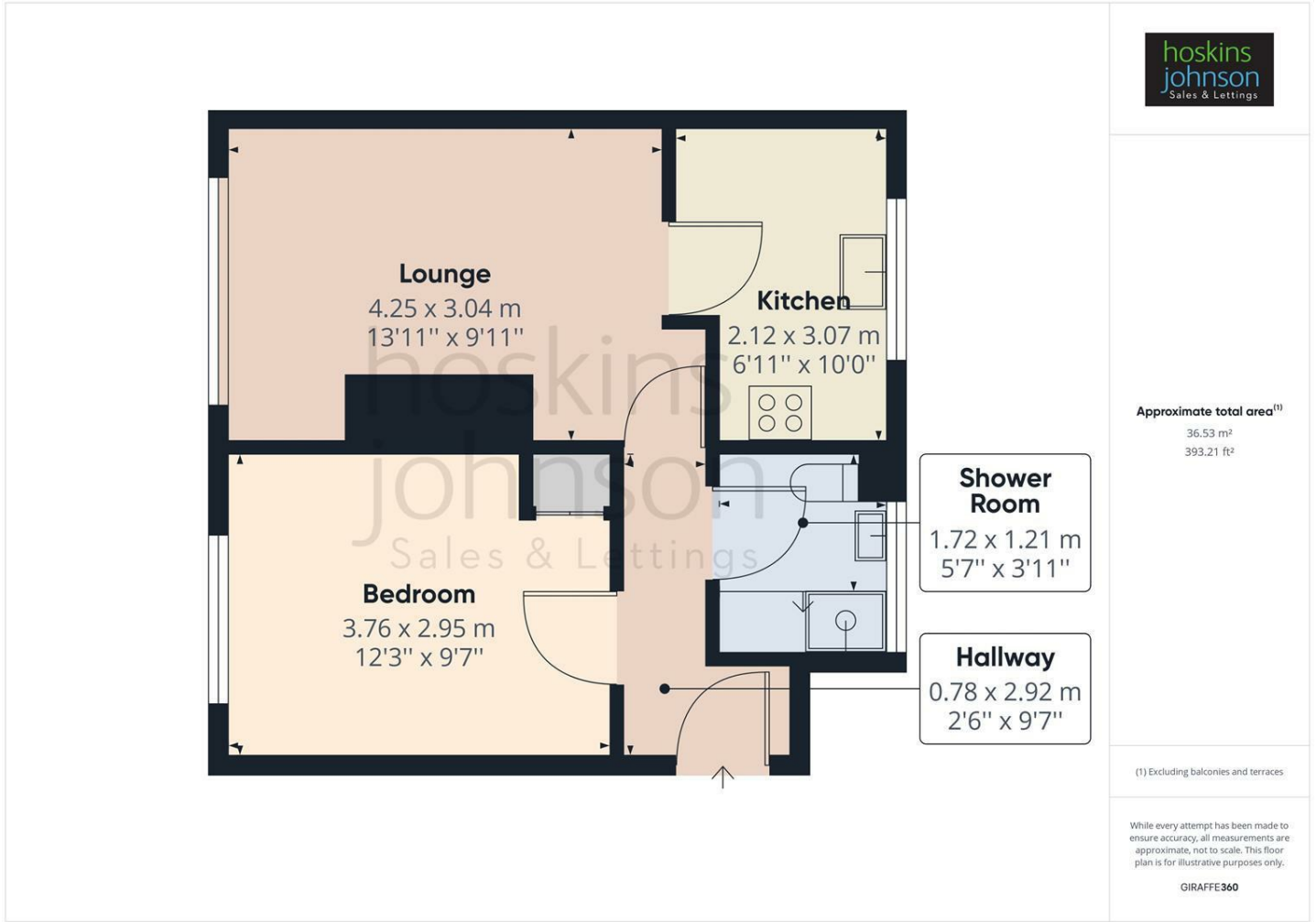


Modern suite in white and comprising walk in shower, wc, wash hand basin, radiator, double glazed window to rear.

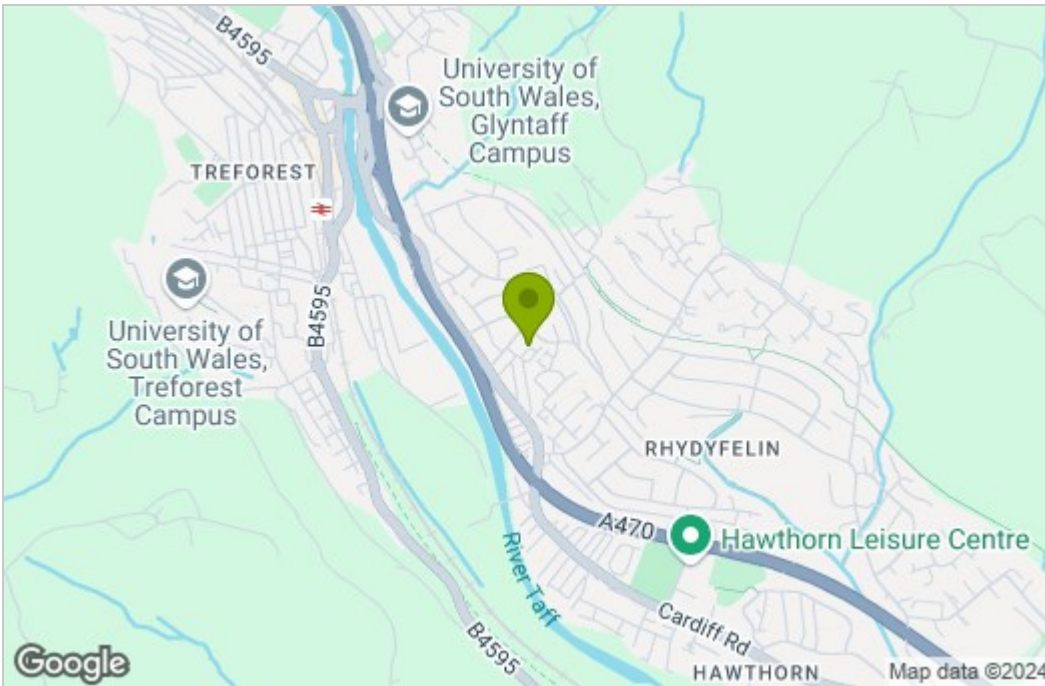
Outside

Rear garden area with small lawn and seating area.

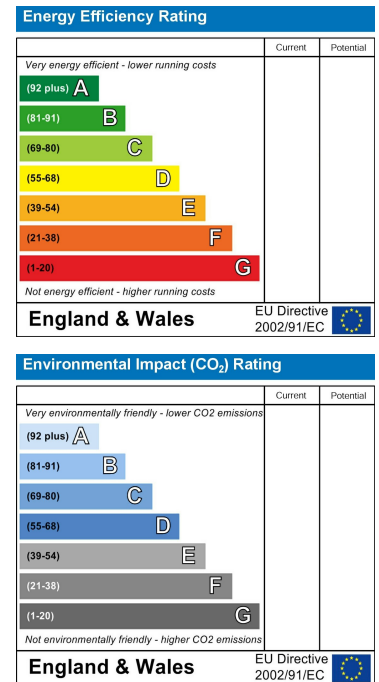
Floor Plan



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.

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