

8 Kirkhouse Street, Pontypridd, CF37 1LF

£220,000

**** Modern Detached Bungalow ** Two Double Bedrooms ** Walk to Town & Train ****

Rarely available - a modern, detached bungalow located in a quiet cul-de-sac within minutes of Town Centre, train station, amenities and main roads.

This spacious property comprises entrance hall, large lounge with patio doors, raised dining room, conservatory, kitchen/breakfast room with Rangemaster cooker and appliances, two double bedrooms, en-suite shower room and family bathroom.

There are gardens to the front and rear together with hardstand, with double gates, providing off road parking. Offered with no onward chain. Early viewing is a must.

Storm Porch

Giving protection to hallway.

Hallway



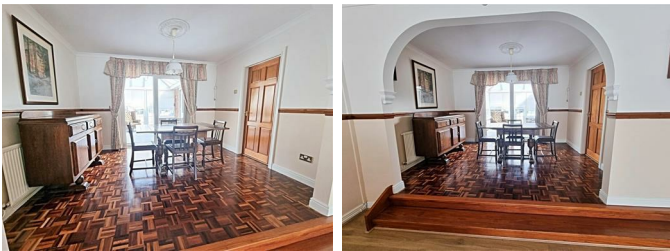
Half glazed entrance door, two radiators, coved ceiling, laminated wood flooring, airing cupboard, attic access.

Lounge 21'7" x 14'2" (6.60 x 4.32)



Excellent size main reception room with large patio doors to the front of the property, radiator, coved ceiling, fireplace with 'flame effect' gas fire, laminated wood flooring, open plan to dining room.

Dining Room 12'0" x 9'1" (3.66 x 2.78)



Double glazed patio doors leading to conservatory, radiator, coved ceiling, parquet flooring.

Kitchen/Breakfast Room 21'5" x 8'7" (6.54 x 2.62)



Fitted with a range of modern, cream base and wall cupboards with tiled splash backs, stainless steel sink

unit, Rangemaster gas/electric cooker with extractor hood above, integral dishwasher, fridge and freezer, space for washing machine, tiled floor, radiator, coved ceiling with spot lights, double glazed window to rear, double glazed window and half glazed door to side.

Conservatory 10'9" x 10'3" (3.30 x 3.14)



Double glazed windows and french doors leading to the rear garden, radiator.

Bedroom 1 11'11" x 10'9" (3.64 x 3.30)



Double glazed window to rear, radiator, coved ceiling, fitted wardrobes.

En-suite Shower Room

Tiled mains shower cubicle, wc, wash hand basin, tiled walls and floor, chrome towel rail, ceiling spot lights, double glazed window to side.

Bedroom 2 12'9" x 11'3" (3.90 x 3.43)



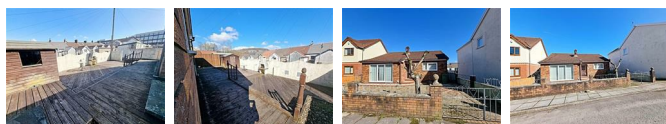
Double glazed window to front, radiator, coved ceiling, fitted wardrobes.

Bathroom/WC



Three piece suite comprising panelled bath with shower mixer taps, wc, wash hand basin, tiled walls and floor, radiator, coved ceiling with spot lights, double glazed window to side.

Outside



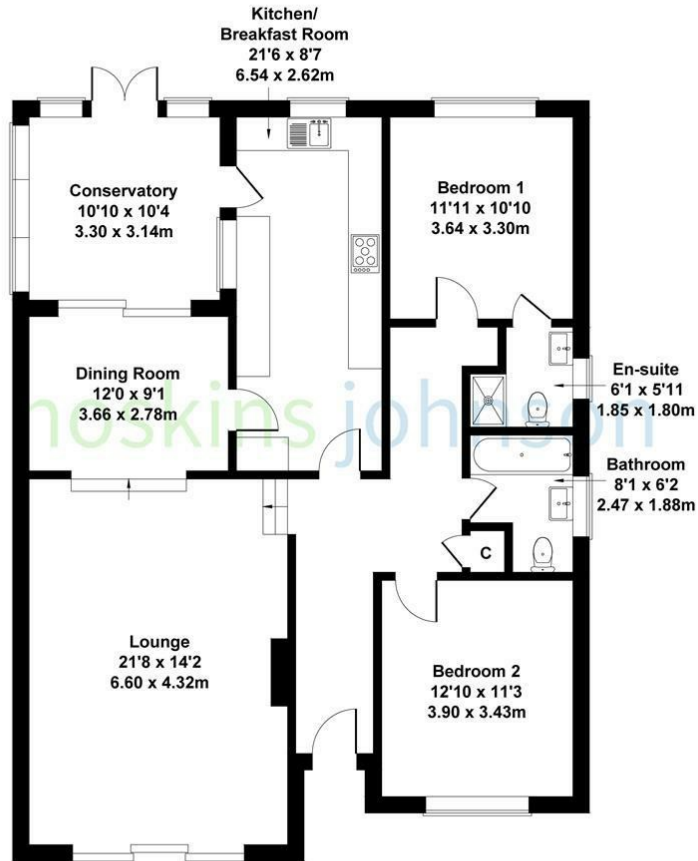
Gravelled front garden with driveway for off road parking.

Side access leads to a decked rear garden.

Floor Plan

8 Kirkhouse Street, Graig

Approximate Gross Internal Area
1324 sq ft - 123 sq m

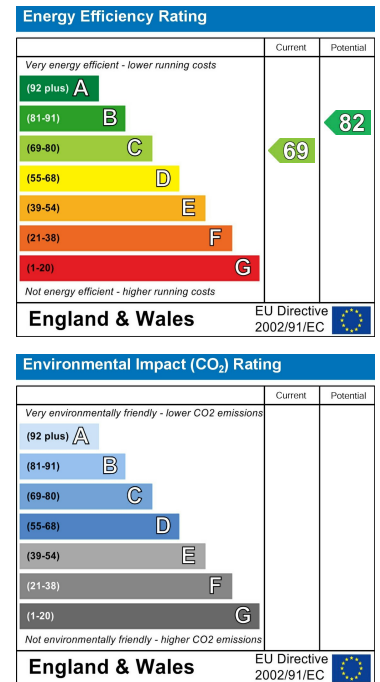


Not to Scale. Produced by The Plan Portal 2022
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Area Map



Energy Efficiency Graph



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