



32 Ceiriog Crescent, Pontypridd, CF37 5PH

£250,000

**** Refurbished Semi Detached House ** Four Bedrooms ** New Kitchen & Bathroom ****

Early viewing recommended on this improved and well presented home.

Located in Rhydyfelin, close to many amenities including schools, shops, doctors, leisure centre and main roads.

Comprising entrance lobby, lounge with media wall, living/dining room again with media wall, new kitchen/breakfast room with oven and hob, cloaks/wc, four bedrooms and new first floor bathroom.

There are good size, level gardens with lawns, patio and potential to provide off road parking, subject to necessary permissions being obtained.

The property benefits from new flooring, fresh decor and new gas combination boiler.

An excellent opportunity for family occupation.

No onward chain.

Entrance Lobby



Half glazed entrance door, tiled floor, coved ceiling, staircase to first floor.

Lounge 14'6" x 8'7" (4.42 x 2.62)



Window to front, double glazed french doors leading to the rear garden, radiator, coved ceiling, media wall, Vinyl tiled flooring.

Living/Dining Room 11'9" x 8'10" (3.59 x 2.71)



Window to front and side, radiator, coved ceiling, media wall, understairs storage, Vinyl tiled flooring, open plan to kitchen/breakfast room.

Kitchen/Breakfast Room 13'5" x 8'0" (4.11 x 2.46)



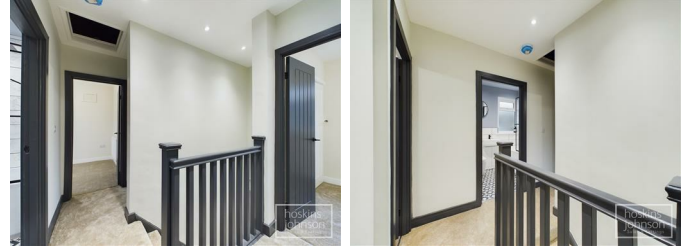
Newly fitted kitchen comprising grey base and wall cupboards with tiled splash backs, inset sink unit and pull out spray mixer tap, ceramic hob and electric oven with with extractor hood above, cupboard housing

space for washing machine, vertical radiator, coved ceiling with led strip lighting, tiled floor, double glazed window to rear, half glazed door to side.

Cloaks/WC

WC, wash hand basin, tiled floor, double glazed window to rear.

First Floor Landing



Attic access, ceiling spotlights.

Bedroom 1 10'10" x 9'8" (3.32 x 2.97)



Window to front, radiator, storage cupboard with wall mounted gas combination boiler.

Bedroom 2 10'5" x 7'1" (3.20 x 2.18)



Window to front, radiator, storage cupboard.

Bedroom 3 9'3" x 6'10" (2.83 x 2.09)



Double glazed windows to side and rear, radiator.

Bedroom 4 7'7" x 7'1" (2.33 x 2.17)



Window to rear, radiator.

Bathroom/WC



New bathroom suite in white and comprising panelled bath with mains shower, wc with concealed cistern, wash hand basin with storage cupboards, part tiled

walls, tiled floor, heated towel rail, ceiling spotlights, double glazed window to rear.

Outside



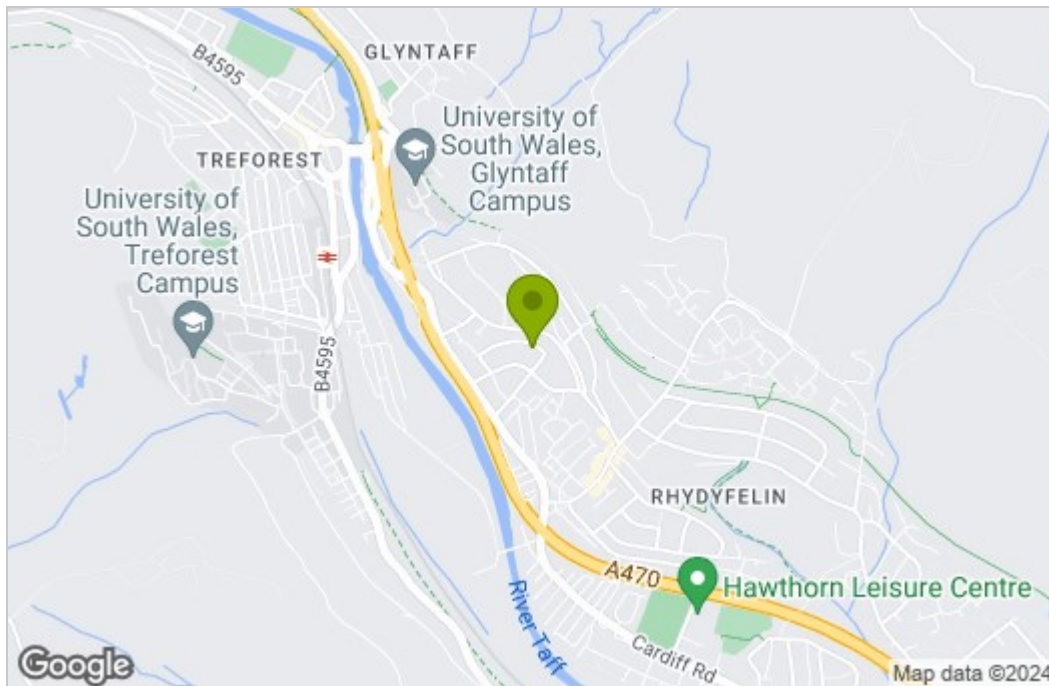
The property is on a good sized, level plot with lawned front garden with potential to provide off road parking, subject to the necessary permissions being obtained.

Side access leads to spacious rear garden with patio and lawns.

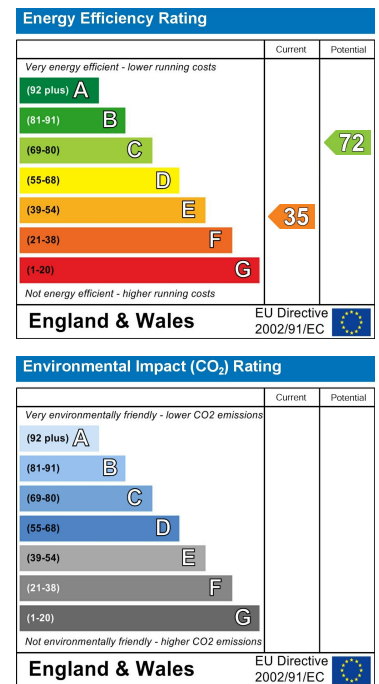
Floor Plan



Area Map



Energy Efficiency Graph



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22 Market Street, Pontypridd, CF37 2ST

Tel: 01443 404093 Email: pontypridd@hoskinsjohnson.co.uk www.hoskinsjohnson.co.uk