



24 Ty Mawr Parc, Pontypridd, CF37 2SH

£170,000

**** Modern Mid Link House ** Popular Location ** Ideal First Time Purchase ****

Viewing recommended on this well presented mid link property, located on the popular Ty Mawr parc development.

Ideally located for local amenities, school, Town Centre and transport links.

Comprising lounge, kitchen/breakfast room with oven & hob, two bedrooms and modern bathroom.

There is an enclosed garden with lawn and decked seating area, together with parking for two cars.

An ideal first time buy.

Entrance

Double glazed entrance door, wood flooring, open plan to lounge

Lounge 14'0" x 13'6" (4.28 x 4.12)



Double glazed window to front, radiator, coved ceiling, wood flooring, staircase to first floor.

Kitchen/Breakfast Room 13'6" x 8'8" (4.12 x 2.65)



Fitted with matching base and wall cupboards with tiled splash backs, stainless steel sink unit, gas hob and electric oven with extractor fan, space for washing machine and tumble drier, wall mounted gas combination boiler, radiator, coved ceiling, double glazed window and half glazed door to rear.

First Floor Landing

Access via drop down ladder to part boarded attic.

Bedroom 1 13'6" x 11'9" (4.12 x 3.60)



Double glazed window to front, radiator, laminated wood flooring, storage cupboard, fitted cupboards.

Bedroom 2 9'4" x 7'1" (2.85 x 2.17)



Double glazed window to rear, radiator, laminated wood flooring, fitted wardobes.

Bathroom/WC



Modern, white three piece suite comprising panelled bath with mains powered shower, wc, wash hand basin, tiled walls, chrome heated towel rail, double glazed window to rear.

Outside

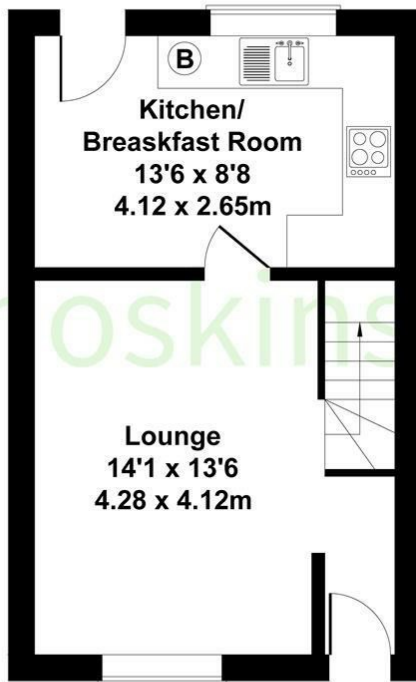


Open plan frontage with parking spaces. Enclosed rear garden with lawn and decked seating area.

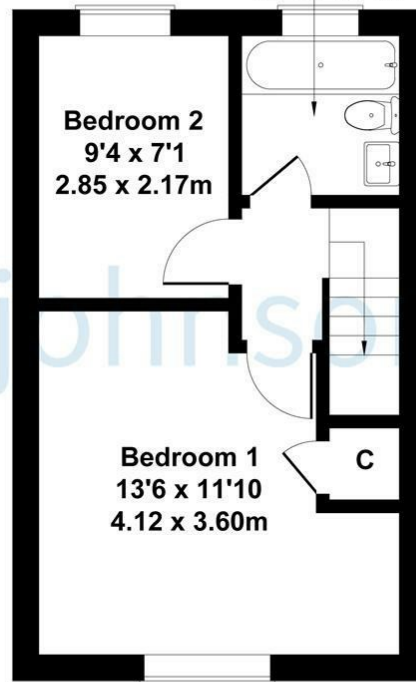
24 Ty Mawr Parc

Approximate Gross Internal Area
624 sq ft - 58 sq m

Bathroom
6'4 x 6'0
1.92 x 1.84m



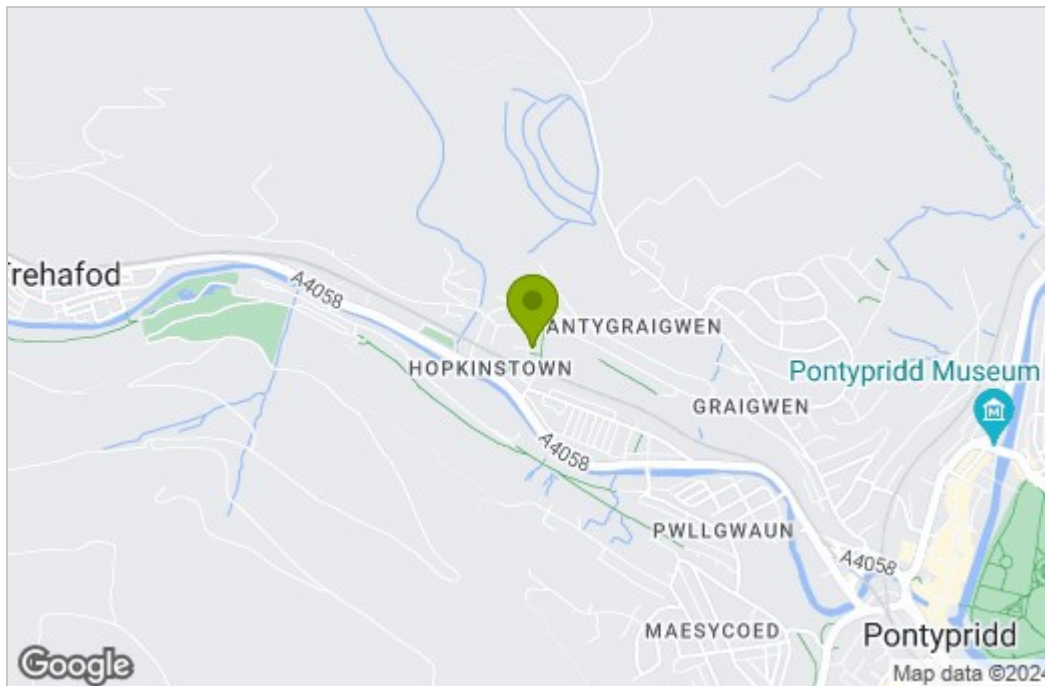
GROUND FLOOR



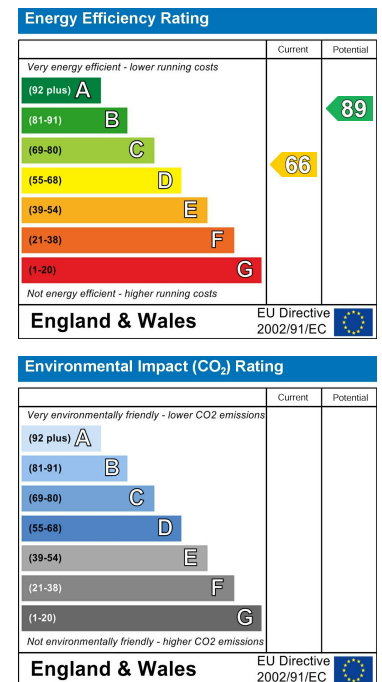
FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

Area Map



Energy Efficiency Graph



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