

13 The Parade, Pontypridd, CF37 4PU

£294,000

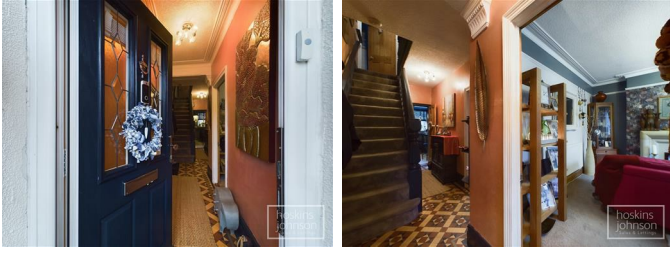
**** Pleasant Tree Lined Street ** Semi Detached House ** Three Bedrooms ****

Viewing recommended on this well presented period style, semi detached house.

Conveniently located for many amenities including shops, Town Centre, Park, Doctors, main roads and rail/bus links. Comprising entrance hall, lounge, living room, kitchen with range style cooker, utility/wc, three bedrooms and first floor shower room.

There is a small forecourt and a courtyard garden with storage and lane access.
Ideal family house.

Entrance Hall



Double glazed entrance door, radiator, coved ceiling, mosaic tiled flooring, understairs storage recess, staircase to first floor.

Lounge 15'0" x 13'6" (4.58 x 4.13)



Double glazed bay window to front, two radiators, coved ceiling, feature fireplace.

Living Room 16'8" x 11'1" (5.09 x 3.40)



Double glazed french doors leading to the courtyard garden, two radiators, laminated wood flooring.

Kitchen 9'1" x 8'3" (2.78 x 2.52)



Country style kitchen with base and wall cupboards, inset sink with pull out tap, gas/electric range style cooker with extractor hood, space for washing machine and dishwasher, tiled floor, double glazed windows to side and rear.

Utility/WC 13'4" x 4'5" (4.08 x 1.36)

Space for tumble drier and fridge/freezer, radiator, tiled floor, wc, wash hand basin, double glazed window and half glazed door to side.

First Floor Landing



Radiator, access to bedrooms and bathroom.

Bedroom 1 15'6" x 9'8" (4.74 x 2.96)



Two double glazed windows to front, radiator.

Bedroom 2 12'7" x 11'5" (3.85 x 3.48)



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

Bedroom 3 9'8" x 6'11" (2.97 x 2.13)



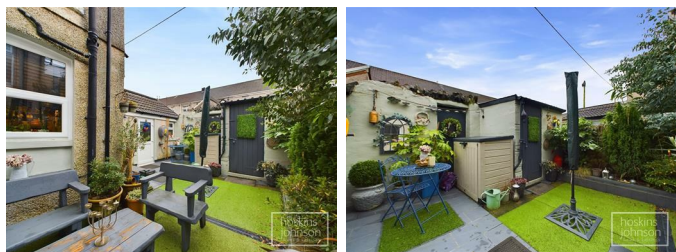
Double glazed window to front, radiator.

Shower Room/WC



Large tiled shower cubicle, wc, wash hand basin, part tiled walls, tiled floor, heated towel rail, airing cupboard with wall mounted combination boiler, double glazed window to side.

Outside

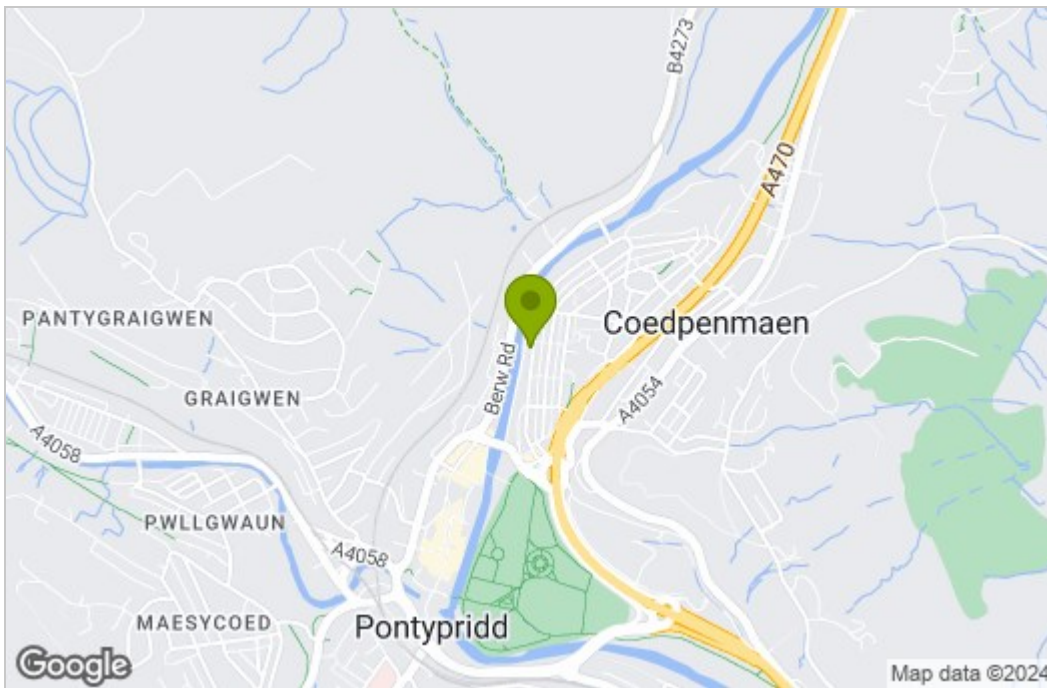


Small forecourt with wrought iron fencing and gate. Pleasant courtyard garden with artificial grass, paved seating area, storage and lane access.

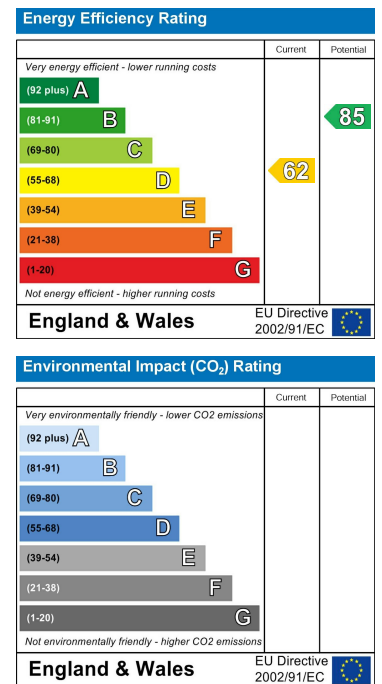
Floor Plan



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