



## 36 Lanpark Road, Pontypridd, CF37 2DL

**£385,000**

**\*\* Ideal family home \*\* Popular location - close to Town Centre \*\* Five bedrooms \*\***

Early viewing is strongly recommended on this bay fronted, semi detached, period style home.

Located in the popular Lanpark area of Pontypridd, within walking distance of the Town Centre, Park and bus station and conveniently located for main roads, train station and schools.

Comprising of entrance porch, hall, lounge, living room, dining room, large kitchen/breakfast room, ground floor wc, five bedrooms, family bathroom and shower room. There are lawns to the front and side together with a paved area to the rear. Ideal for family occupation.

## Ground Floor

### Entrance Porch

Half glazed entrance door, original leaded window to side.

### Hallway



Original leaded window to side, solid wood block floor, radiator, coved ceiling, staircase to first floor, understairs storage area,

### Lounge 14'9" x 13'11" (4.51 x 4.26)



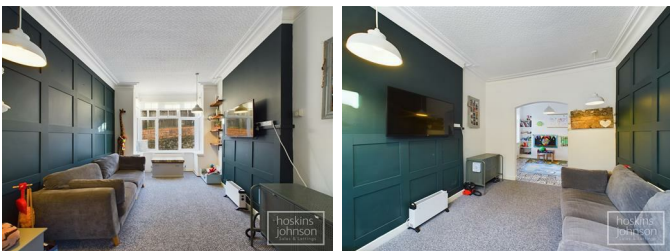
Double glazed bay window to front, radiator, coved ceiling, solid wood flooring.

### Dining Room 10'3" x 10'0" (3.14 x 3.06)



Double glazed window to rear, radiator, coved ceiling, laminated wood flooring, open plan to living room.

### Living Room 13'2" x 10'1" (4.03 x 3.08)



Double glazed bay window to front, radiator coved ceiling.

### Kitchen/Breakfast Room 17'1" x 11'2" (5.22 x 3.41)



Fitted with a range of modern, white base and wall cupboards with solid wood work tops and tiled splash backs, twin bowl ceramic sink unit and mixer tap, gas hob and electric oven with extractor hood above, integral dishwasher, space for washing machine, concealed wall mounted gas combi boiler, tiled floor, radiator, three double glazed windows to side.

### Rear Lobby

Tiled floor, double glazed door to rear.

### Cloaks/WC

WC, tiled floor, part tiled walls, radiator, double glazed window to side.

### First Floor Landing

Radiator, staircase to second floor.

### Bedroom 1 14'5" x 11'6" (4.40 x 3.52)



Double glazed window to front, radiator, coved ceiling.

### Bedroom 2 15'3" x 10'7" (4.67 x 3.25)



Double glazed bay window to side, radiator, coved ceiling.

Bedroom 3 11'0" x 10'2" (3.36 x 3.10)



Double glazed window to rear, radiator.

Bedroom 4 13'7" x 11'6" max (4.16 x 3.53 max)



Double glazed window to front, radiator.

Bathroom/WC



White three piece suite comprising of panelled bath with over head shower and separate hand held mixer, wc, wash hand basin, tiled walls, radiator, double glazed window to front.

Bedroom 5 14'7" x 8'3" max (4.46 x 2.53 max)



Double glazed window to rear, radiator.

Second Floor Landing

Attic access.

Shower Room/WC



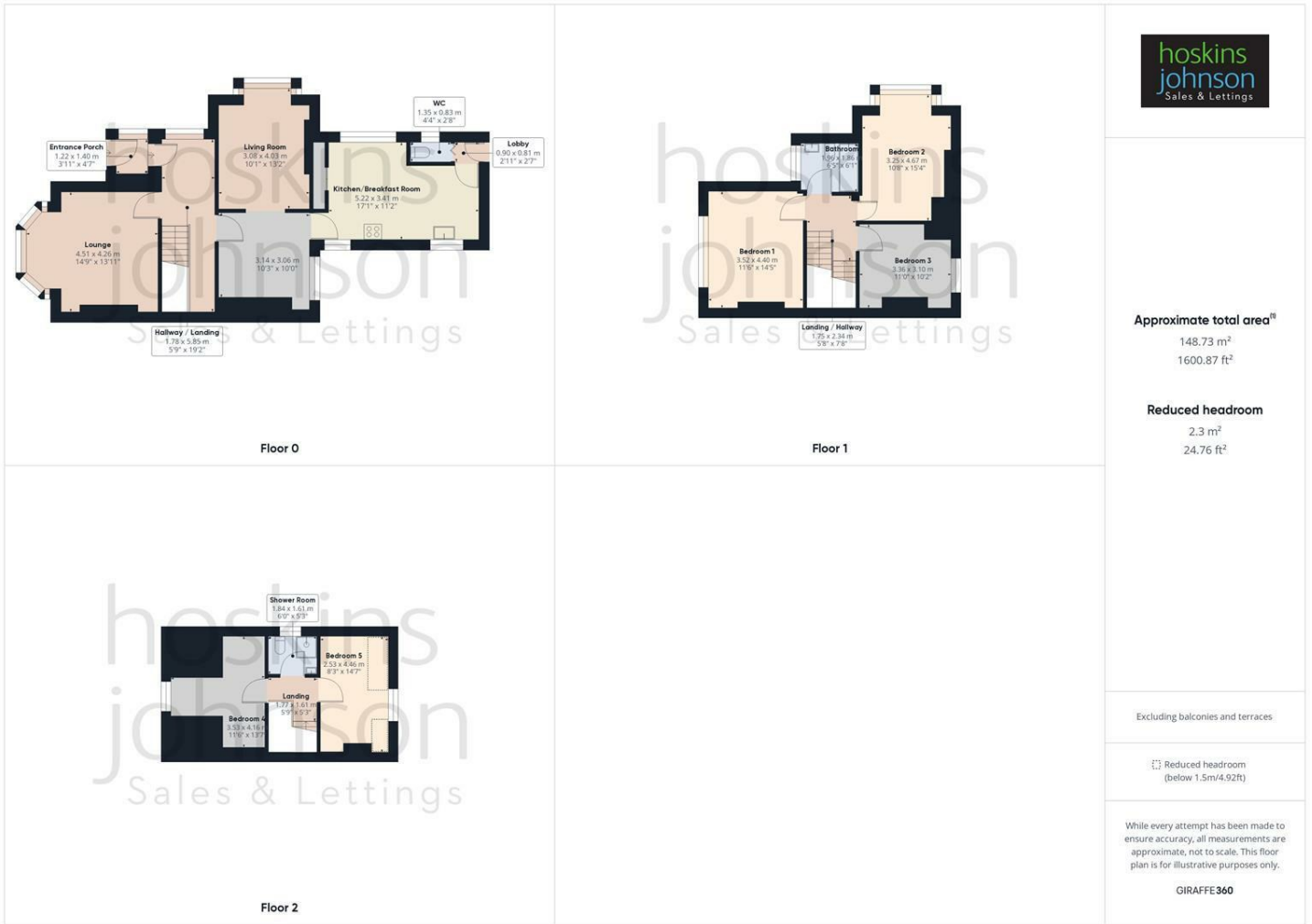
Tiled mains shower cubicle, wc, wash hand basin, tiled walls and floor, radiator, double glazed window to side.

Outside



Front garden with lawn and flower borders. Side access to enclosed garden with lawn, paved areas and access to single garage with cellar storage.

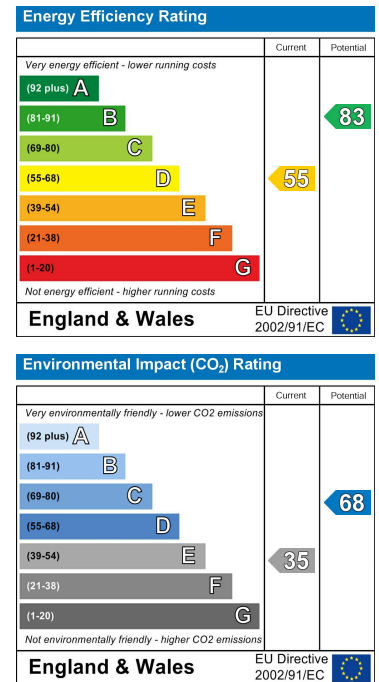
## Floor Plan



## Area Map



## Energy Efficiency Graph



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22 Market Street, Pontypridd, CF37 2ST

Tel: 01443 404093 Email: [pontypridd@hoskinsjohnson.co.uk](mailto:pontypridd@hoskinsjohnson.co.uk) [www.hoskinsjohnson.co.uk](http://www.hoskinsjohnson.co.uk)