



**9 Windsor Road, Pontypridd, CF37 1BX**

**£165,000**

**\*\* Bay Fronted End Terraced House \*\* Three Bedrooms \*\* Close to University & Train Station \*\***

A spacious end terraced house (formerly student rental but with an expired HMO licence).

Offering good size accommodation for family occupation and comprising entrance lobby, lounge, living room, kitchen with oven & hob, two shower rooms and three bedrooms.

There is a small forecourt and a rear courtyard with access to lane.

Walking distance of many amenities including shops, school, University, train station and minutes from main roads.

No onward chain.



### Entrance Lobby

Double glazed entrance door.

### Lounge 15'10" x 9'0" (4.84 x 2.75)



Double glazed window to front, radiator, coved ceiling, laminated wood flooring, feature brick fireplace.

### Living Room 13'3" x 12'9" (4.04 x 3.90)



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

### Rear Lobby

Storage cupboard.

### Kitchen 11'6" x 9'3" (3.52 x 2.82)



Fitted base and wall cupboards with tiled splash backs, stainless steel sink unit, gas cooker point, space for washing machine, radiator, laminated wood flooring, double glazed window to rear.

### Shower/WC

Tiled shower cubicle, wc, wash hand basin, tiled walls, radiator, double glazed window to rear.

### 2nd Shower/WC

Tiled shower cubicle, wc, wash hand basin, double glazed window to rear, half glazed door to side.

### First Floor Landing

Access to bedrooms.

### Bedroom 1 17'2" x 9'8" (5.25 x 2.95)



Double glazed bay window to front, radiator.

### Bedroom 2 13'8" x 13'1" (4.17 x 3.99)



Double glazed window to front, radiator.

### Bedroom 3 11'6" x 8'5" (3.53 x 2.59)



Double glazed window to side, radiator.

### Outside

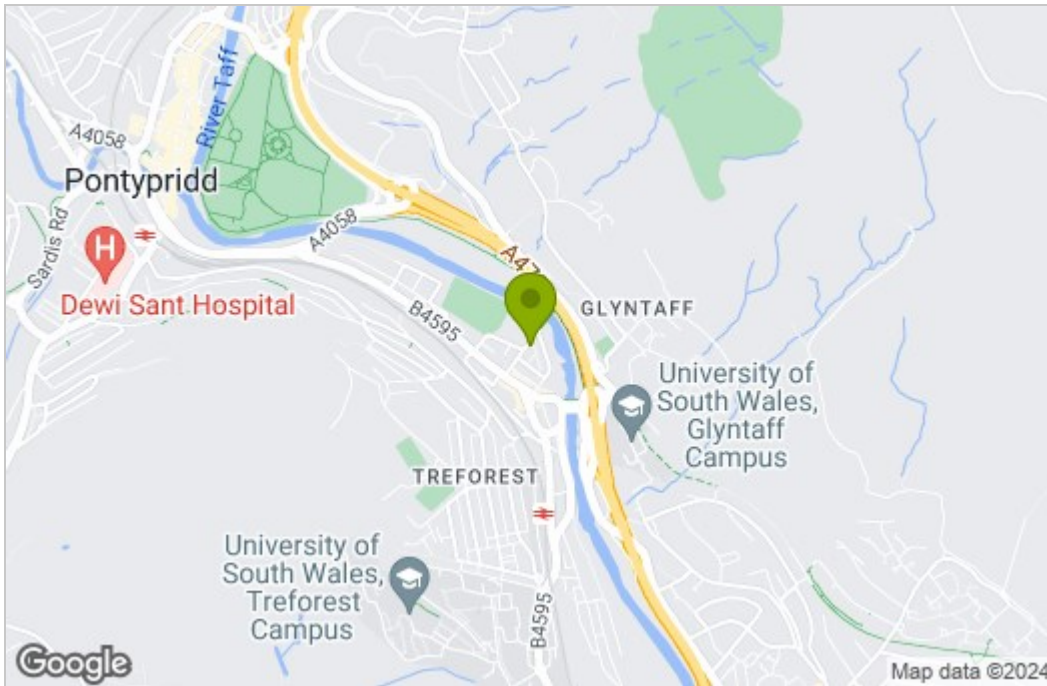
Small forecourt.

Rear courtyard with access to lane.

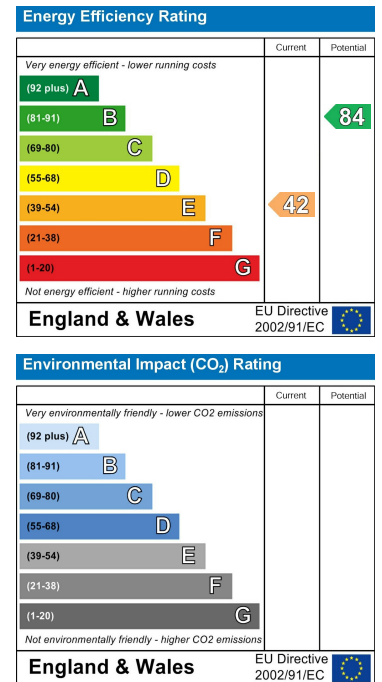
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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)