



2 Pencoed Avenue, Pontypridd, CF37 4AN

£280,000

**** Attractive Period Style Semi Detached ** Four Bedrooms ** Popular Location ****

Early viewing strongly advised on this double bay fronted, semi detached house located in the very popular residential area of The Common.

This period style property offers light and airy accommodation and comprises of entrance hallway, lounge, dining room, kitchen/breakfast room with space for table & chairs, four bedrooms and shower/wet room.

There are mature gardens to the front and rear, mainly laid to lawn, together with double glazing (except 2 windows) and gas combi central heating.

The property is in need of a little TLC but offers an excellent opportunity to make an ideal family home.

Offered with NO ONWARD CHAIN.

Entrance Hallway



Half glazed entrance door and matching side panels, radiator, covered ceiling, staircase to first floor, understairs recess & cupboard.

Lounge 15'6" x 10'6" (4.73 x 3.22)



Double glazed bay window to front, radiator, fitted wardrobes, bedside cupboards and overhead storage.

Dining Room 12'6" x 9'7" (3.82 x 2.94)



Double glazed window to front, radiator, covered ceiling.

Kitchen/Breakfast Room 22'10" x 8'5" (6.96 x 2.57)



Fitted with matching base and wall cupboards with tiled splash backs, 1 1/2 bowl and mixer tap, electric cooker point with extractor hood above, integral washer/drier and dishwasher, radiator, tiled floor, space for table and chairs, double glazed window to side, double glazed window and door to rear.

Split Level Landing



Access to bedrooms and shower room.

Bedroom 1 12'6" x 8'5" (3.82 x 2.58)



Double glazed window to front, radiator, fitted wardrobes, bedside cupboards and overhead storage.

Bedroom 2 12'7" x 10'4" (3.85 x 3.17)



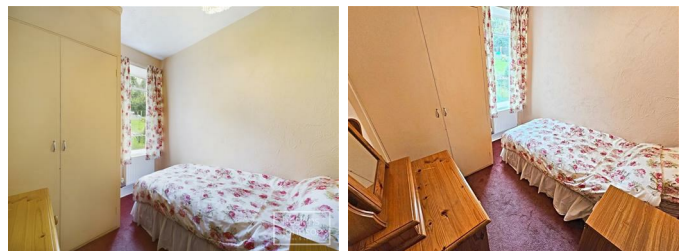
Double glazed window to front, radiator, covered ceiling.

Bedroom 3 9'5" x 7'10" (2.88 x 2.41)



Window to rear, radiator, attic access.

Bedroom 4 8'5" x 7'10" (2.59 x 2.41)



Window to rear, radiator, airing cupboard with wall mounted gas combination boiler.

Shower/Wet Room



Walk in shower, wc, wash hand basin, tiled walls, double glazed window to front.

Outside



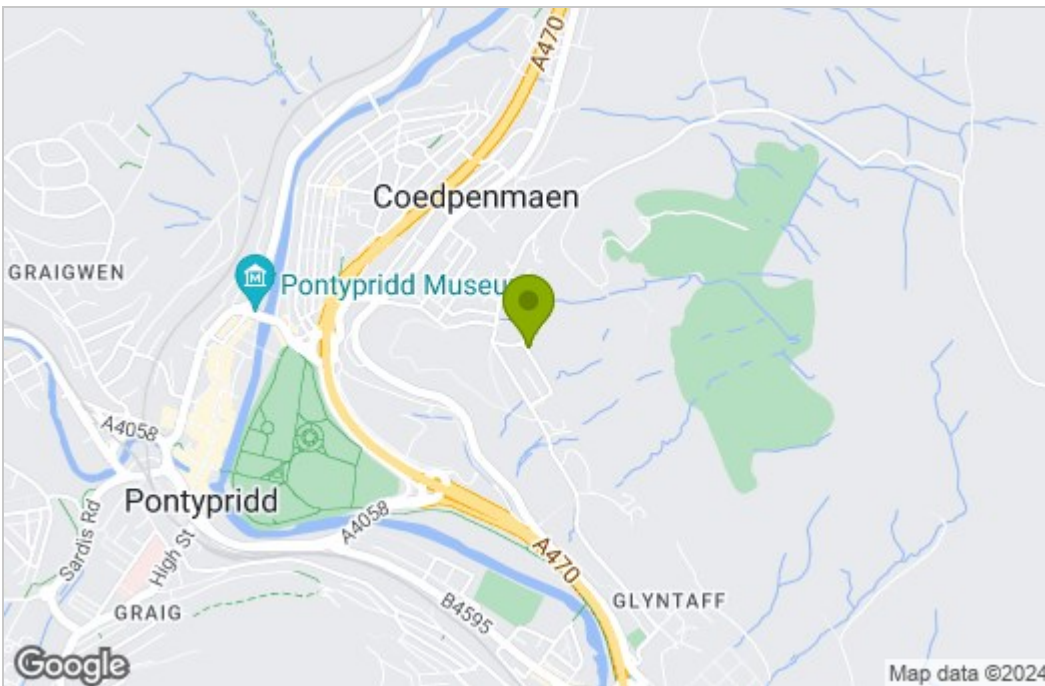
Wall enclosed, lawned front garden with wrought iron gate.

Good size rear garden with seating area, elevated lawns and wc.

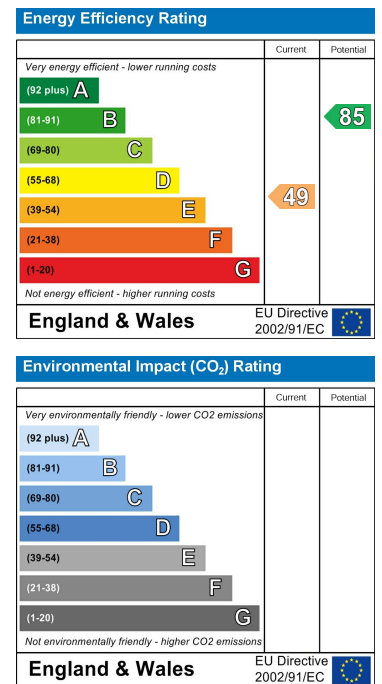
Floor Plan



Area Map



Energy Efficiency Graph



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