



**17 Pentrebach Road, Pontypridd, CF37 4BW**

**£210,000**

360 WALK THROUGH TOUR AVAILABLE

**\*\* Spacious End Terraced House \*\* Garage & Parking \*\* Three Bedrooms \*\***

Viewing recommended on this end terraced house conveniently located for main roads, transport links and town centre. Offering excellent size accommodation for family occupation and comprising entrance lobby, hallway, cloaks/wc, lounge/diner, sitting room, kitchen, three bedrooms, dressing room/study and first floor shower room.

There are front and rear gardens together with parking and garage.

Offered with no onward chain.

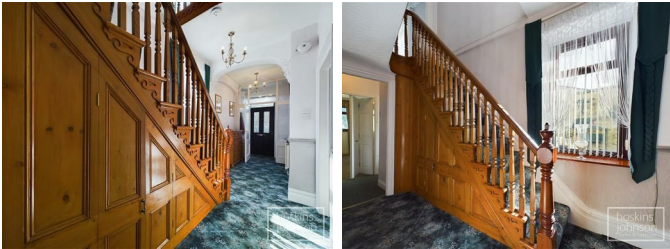
Recommended.

### Entrance Lobby



Half glazed entrance door.

### Hallway



Glazed door, double glazed window to side, radiator, staircase to first floor with original balustrading and cupboards.

### Lounge/Diner 23'11" x 11'3" (7.29 x 3.45)



Double glazed window to front, two radiators, coved ceiling.

### Inner Lobby

Door to side porch.

### Sitting Room 14'11" x 9'7" (4.57 x 2.93)



Double glazed window to rear, radiators, storage cupboards.

### Kitchen 17'7" x 7'8" (5.38 x 2.36)



Fitted with a comprehensive range of matching base and wall cupboards with tiled splash backs, sink unit, ceramic hob with extractor hood above, double oven, half glazed door leading to rear garden.

### Cloaks/WC

WC, wash hand basin.

### Side Porch/Utility

base storage cupboards, space for tumble drier, washing machine etc, sink unit, three windows to side, stable doors to front and rear.

### First Floor Split Level landing

Double glazed window to side, radiator, coved ceiling.

Bedroom 1 14'2" x 9'3" (4.32 x 2.84)



Double glazed window to front, radiator.

Bedroom 2 10'1" x 9'4" (3.09 x 2.86)



Double glazed window to rear, radiator, built in wardrobes.

Bedroom 3 10'7" x 9'3" (3.24 x 2.83)



Double glazed window to front, radiator, built in cupboards.

Dressing Room/Study 9'11" x 9'6" (3.04 x 2.91)



Double glazed window to side, radiator.

Shower Room



Large walk in shower cubicle with mains shower, wc, wash hand basin with vanity/storage units, bidet, panelled walls, tile effect laminated wood flooring, radiator, airing cupboard with gas combination boiler, double glazed window to rear.

Outside



Front garden with hardstand to side providing off road parking and giving access to garage/workshop with power.

Rear garden with gravelled seating area, lawns and raised paved area.

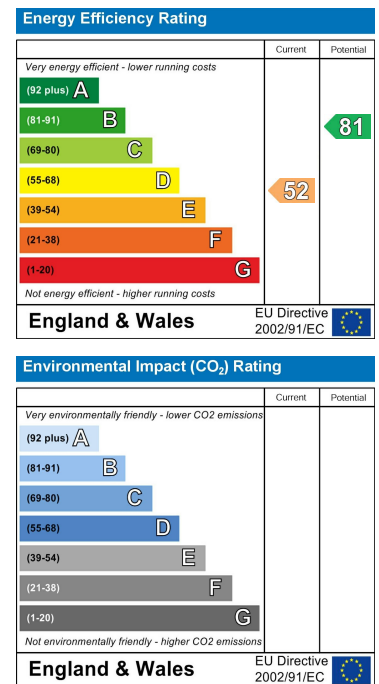
## Floor Plan



## Area Map



## Energy Efficiency Graph



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