



## 42 Coed Isaf Road, Pontypridd, CF37 1EN

**£229,950**

360 WALK THROUGH TOUR AVAILABLE.

**\*\* Semi Detached House \*\* Popular Location \*\* Three Bedrooms \*\***

Located on the popular Coed Isaf development, on a main bus route and within reasonable distance of amenities, schools, shop, Town Centre and main roads.

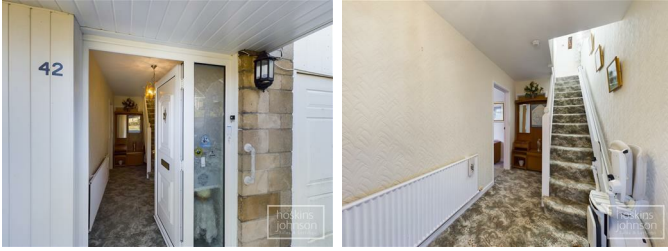
Comprising entrance hall, lounge, dining room, kitchen, three bedrooms and bathroom.

There are nice size gardens to the front and rear together with drive and open ended garage with electric door.

Spectacular views over the valley from the rear of the property.

Offered with no onward chain and highly recommended.

## Entrance Hall



Panelled entrance door and double glazed side panel, radiator, staircase to first floor.

## Lounge 12'6" x 11'10" (3.83 x 3.62)



Double glazed window to front, radiator, coved ceiling, tiled firegrate with coal/flame effect gas fire and back boiler, open plan to dining room.

## Dining Room 10'9" x 9'7" (3.29 x 2.94)



Double glazed window to rear, radiator, coved ceiling.

## Kitchen 10'9" x 8'2" (3.29 x 2.49)



Fitted with matching base and wall cupboards with contrasting work tops and up stands, stainless steel sink unit, electric cooker point, space for washing machine, dishwasher and fridge/freezer, tiled floor, double glazed window to rear, half glazed door leading to garage.

## First Floor Landing

Double glazed window to side, attic access with folding ladder, airing cupboard.

## Bedroom 1 12'7" x 8'5" (3.86 x 2.58)



Double glazed window to front, radiator, fitted wardrobes.

## Bedroom 2 10'8" x 9'7" (3.27 x 2.94)



Double glazed window to rear, radiator.

## Bedroom 3 9'7" x 7'6" (2.93 x 2.29)



Double glazed window to front, radiator, storage cupboard.

## Bathroom/WC



White suite comprising panelled bath with shower mixer taps, wc, wash hand basin, tiled walls, radiator, double glazed window to rear.

## Outside



Lawned front garden with drive leading to open ended garage with electric up and over door.  
Rear garden with brick paved patio, lawns and flower borders boasting exceptional views across Pontypridd.

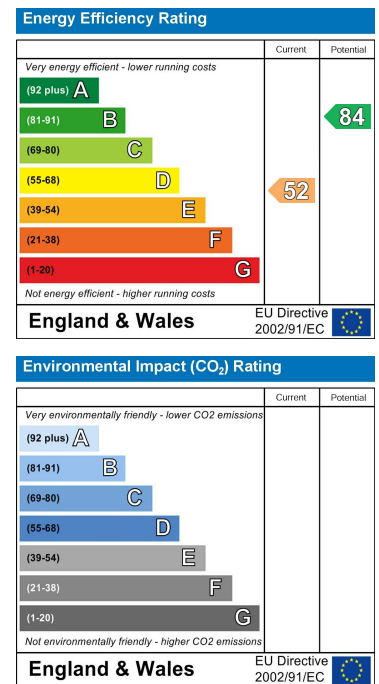
## Floor Plan



## 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 www.hoskinsjohnson.co.uk