



113 Merthyr Road, Pontypridd, CF37 4DG

£190,000

360 WALK THROUGH TOUR AVAILABLE

**** Well presented ** Orangery ** Modern, open plan fitted kitchen ****

Early viewing is highly recommended on this improved and extended mid terraced house, located in a popular location within Pontypridd. Within reasonable distance of Town, Transport Links and Park.

The well presented accommodation comprises of entrance hall, lounge/diner, modern fitted kitchen with open plan orangery with bi fold doors leading to the decked seating area and garden, three bedrooms and first floor shower room.

The property benefits from gas combi central heating & double glazing
Recommended.

Entrance hall



Half glazed composite front door, radiator, tiled floor, staircase to first floor.

Lounge/Diner 25'11" x 12'7" (7.91 x 3.84)



Double glazed bay window to front, wood flooring, radiator, understairs storage cupboard.

Kitchen 18'1" x 8'1" (5.51 x 2.47)



Attractively refitted with a comprehensive range of coffee coloured gloss base and wall cupboards with tiled splash backs, single drainer sink unit with mixer tap, 5 burner gas hob with extractor hood above, double oven, space for washing machine, tumble drier and fridge/freezer, tiled floor and open plan to Orangery.

Orangery 16'9" x 7'9" (5.10 x 2.35)



Good size light and airy garden room with bi fold doors leading to decked seating area and garden, tiled floor, spotlights.

First Floor Landing

Attic access.

Bedroom 1 13'1" x 8'2" (4.00 x 2.50)



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

Bedroom 2 10'3" x 9'4" (3.12 x 2.84)



Double glazed window to rear, radiator.

Bedroom 3 10'2" x 7'8" (3.09 x 2.34)



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

Shower Room/WC



Tiled mains shower cubicle, wc, wash hand basin, tiled walls and floor, chrome towel rail, radiator, airing cupboard with gas combi boiler, double glazed windows to side and rear.

Outside

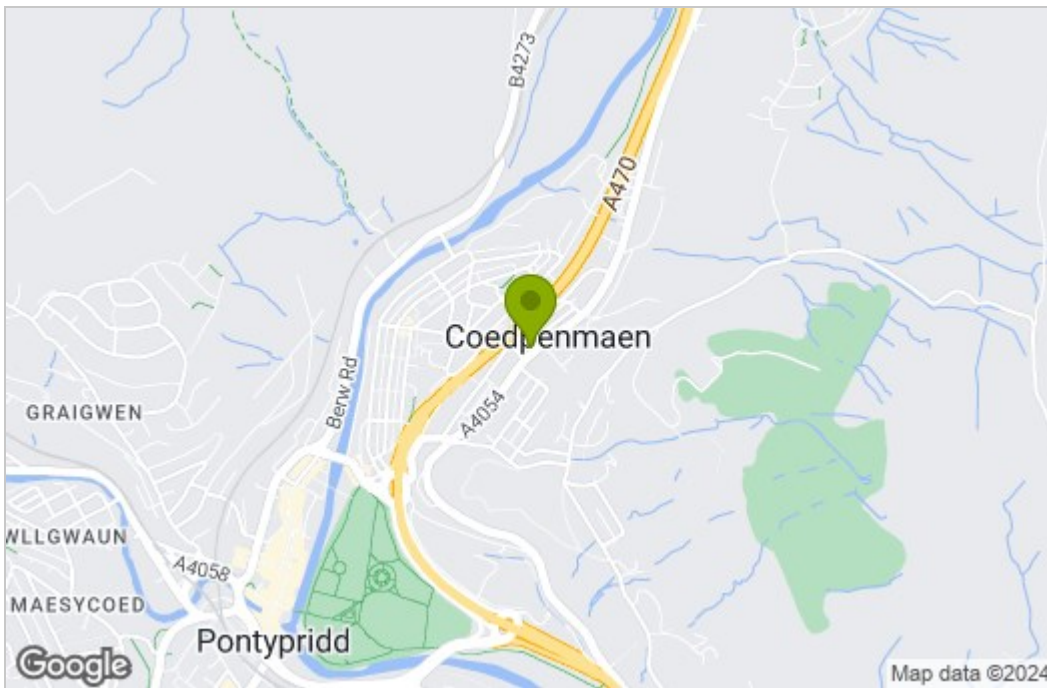


Paved front garden.
Decked seating area leading stright from Orangery with steps down to enclosed garden area.

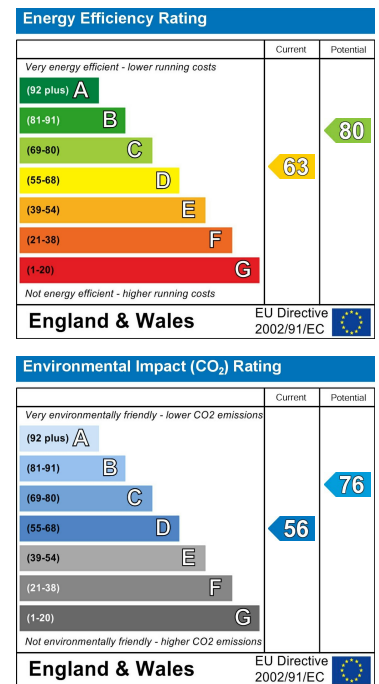
Floor Plan



Area Map



Energy Efficiency Graph



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