



**43 Phillip Street, Pontypridd, CF37 1LY**

**£135,000**

360 WALK THROUGH TOUR AVAILABLE

**\*\* Ideal First Time Buy \*\* Three Bedrooms \*\* Ideally Located for Amenities \*\***

A well presented mid terraced house offering spacious accommodation arranged over three floors and comprising entrance hall, large lounge, dining room with open plan kitchen, utility, shower room and three bedrooms.

There is an enclosed decked rear garden together with double glazing and gas central heating.

Close to local amenities, schools, Town Centre and main roads.

Recommended.



## Ground Floor

### Entrance Hall



Double glazed entrance door, laminated wood flooring, staircase to lower ground floor.

### Lounge 20'11" x 11'11" (6.40 x 3.65)



Double glazed windows to front and rear, radiator, laminated wood flooring, fireplace with fame effect electric fire, staircase to first floor.

### Lower Ground Floor

### Dining Room 14'4" x 11'0" (4.38 x 3.36)



Radiator, coved ceiling, laminated wood flooring, storage cupboard, access into utility room and open plan to kitchen.

### Kitchen 13'9" x 8'3" (4.20 x 2.52)



Fitted with white base and wall cupboards with quartz effect work tops and up stands, stainless steel sink unit, five burner gas/electric range style cooker and extractor hood above, radiator, tiled floor, double glazed window and door to rear.

### Utility Area 14'2" x 3'11" (4.34 x 1.20)

Space for washing machine and providing ample storage.

## Shower Room



Tiled shower cubicle, wash hand basin, chrome heated towel rail, tiled walls and floor, door into cloaks/wc with double glazed window to rear.

## First Floor

### Landing Area

Access to bedrooms.

### Bedroom 1 12'8" x 8'5" (3.87 x 2.58)



Double glazed window to front, radiator.

### Bedroom 2 11'6" x 7'9" (3.53 x 2.38)



Double glazed window to front, radiator, coved ceiling, storage cupboard.

Bedroom 3 9'8" x 6'0" (2.95 x 1.85)



Double glazed window to front, radiator.

Outside



Decked rear garden.

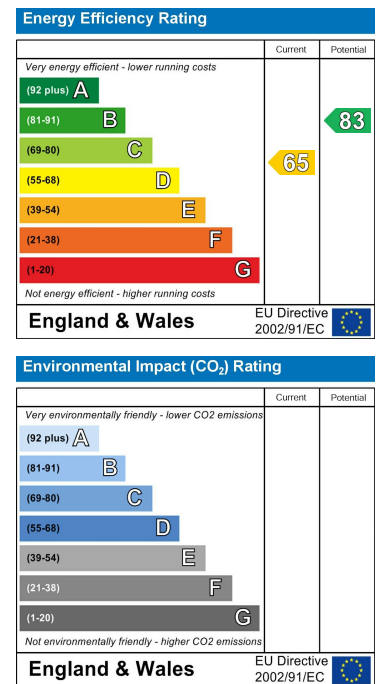
## Floor Plan



## Area Map



## Energy Efficiency Graph



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