



## 67 Coedpenmaen Road, Pontypridd, CF37 4LR

**£150,000**

360 WALK THROUGH TOUR AVAILABLE

**\*\* Ideal First Time Purchase \*\* Three Bedrooms \*\* Large Open Plan Lounge/Kitchen \*\***

Internal viewing is recommended on this well presented house.

Situated in the sought after location of Trallwn, walking distance of local shops & schools and minutes from the town centre, main roads and bus/train links.

Comprising entrance lobby, open plan modern lounge/kitchen with oven & hob, bathroom, utility cupboard and three bedrooms.

There is a rear garden with lane access and store/boiler room with combi boiler.

Recommended.

## Entrance Lobby



Half glazed entrance door, laminated wood flooring.

## Open Plan Lounge/Kitchen 22'0" x 15'4" (6.73 x 4.69)



Double glazed windows to front and rear, fitted with a range of black gloss base and wall cupboards with tiled splash backs, porcelain sink with mixer tap, gas hob and electric oven with extractor hood above,, space for fridge/freezer, breakfast bar, two radiators, coved ceiling, laminated wood flooring, staircase to first floor, understairs storage.

## Rear Lobby

Laminated wood flooring, half glazed door to side.

## Utility Cupboard

Space for washing machine & tumble drier, laminated wood flooring.

## Bathroom/WC



Modern, white three piece suite comprising panelled bath with shower mixer taps, wc, wash hand basin, tiled walls, laminated wood flooring, chrome heated towel rail, coved ceiling with inset spotlights, double glazed window to side.

## First Floor Landing



Double glazed window to rear, coved ceiling, attic access.

## Bedroom 1 12'9" x 8'7" (3.91 x 2.62)



Double glazed window to front, radiator, coved ceiling, fitted wardrobes.

## Bedroom 2 9'9" x 6'10" (2.98 x 2.09)



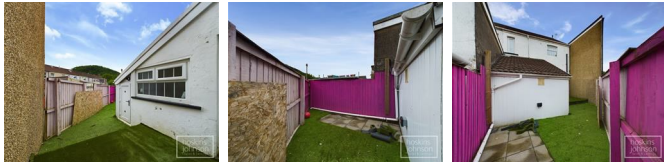
Double glazed window to front, radiator, coved ceiling, laminated wood flooring.

### Bedroom 3 9'7" x 6'0" (2.93 x 1.85)



Double glazed window to rear, radiator, coved ceiling, laminated wood flooring.

### Rear Garden

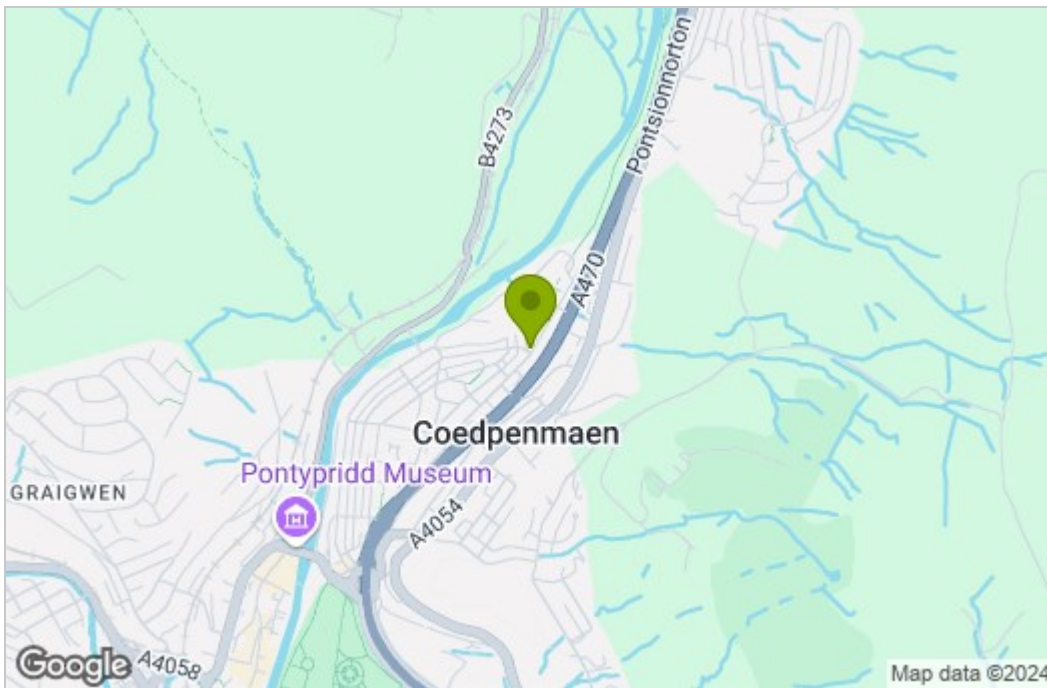


Rear garden with lane access and boiler/store room with gas combination boiler.

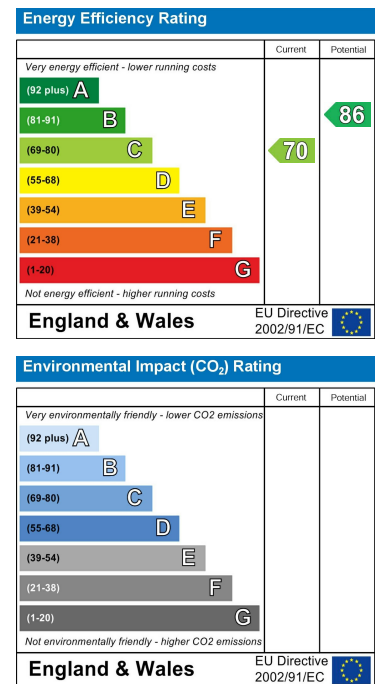
## Floor Plan



## Area Map



## Energy Efficiency Graph



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