



12 Ynyscorrwg Road, Pontypridd, CF37 5AP

£270,000

360 WALK THROUGH TOUR AVAILABLE

**** Well Presented Semi Detached House ** Four Bedrooms ** Off Road Parking ** Good Size Garden ****

Viewing recommended on this lovely family home, located in the popular residential area of Hawthorn. Ideally placed for local shops, schools, leisure centre/pool and transport links.

The light & airy accommodation comprises entrance hall, lounge, open plan dining room with log burner, modern, grey gloss kitchen with appliances, utility room, ground floor cloaks/wc, four bedrooms and modern, upstairs bathroom.

There is off road parking for two vehicles and a good size rear garden.

Benefitting from double glazing, gas central heating and modern/neutral decor.

An ideal family home.

Entrance Hall



Composite entrance door, radiator, laminated wood flooring, ceiling spotlights, staircase to first floor.

Lounge



Double glazed window to front, radiator, coved ceiling with spotlights, laminated wood flooring, open plan to dining room.

Dining Room



Double glazed window overlooking the rear garden, radiator, coved ceiling with spotlights, log burner with tiled hearth, understairs storage cupboard.

Kitchen



Fitted with modern, dark grey gloss base and wall cupboards with contrasting work tops and splash backs, inset sink, ceramic hob and electric oven with extractor hood above, integral dishwasher and fridge/freezer, modern vertical radiator, coved ceiling with spotlights, herringbone vinyl tiled flooring, double glazed windows to side and rear.

Rear Lobby

Half glazed door to side, herringbone vinyl tiled flooring.

Utility Room



Space for washing machine and tumble drier, wall mounted gas combination boiler, radiator, herringbone vinyl tiled flooring, double glazed window to front.

Cloaks/WC

WC, herringbone vinyl tiled flooring, double glazed window to side.

First Floor Landing

Attic access.

Bedroom 1



Double glazed window to front, radiator.

Bedroom 2



Double glazed windows to front and side, radiator.

Bedroom 3



Double glazed window to rear, radiator.

Bedroom 4



Double glazed window to rear, radiator, storage cupboard.

Bathroom



Modern three piece suite in white comprising panelled bath with mains shower, wc, wash hand basin, part tiled walls, chrome heated towel rail, double glazed window to rear.

Outside

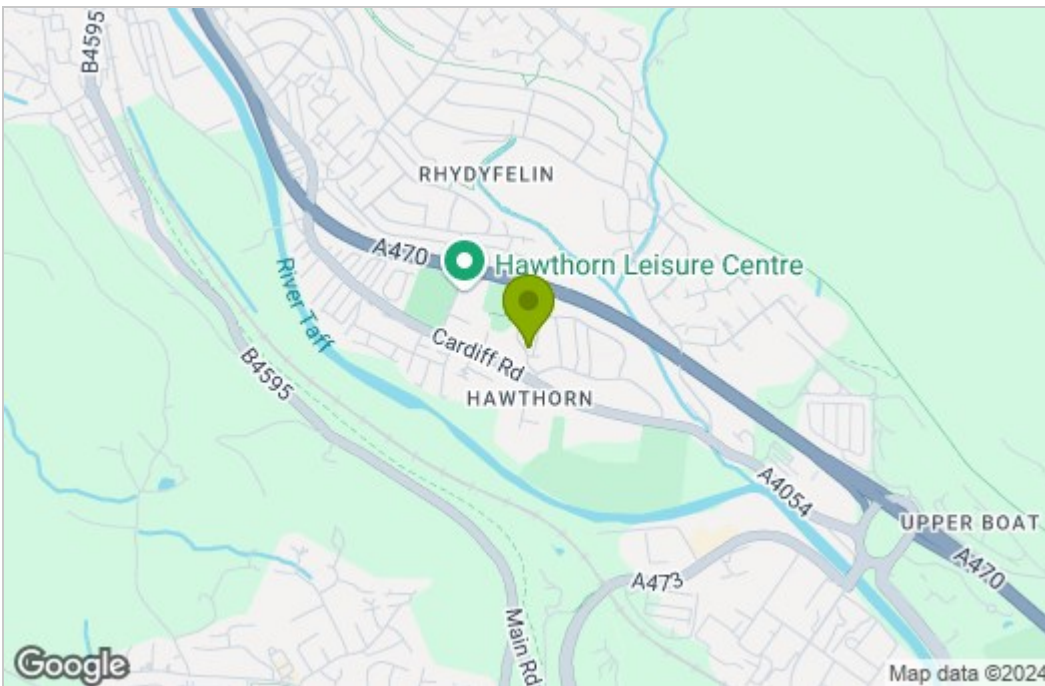


Off road parking for 2 vehicles at the front.
Good size rear garden with paved seating and lawned area.

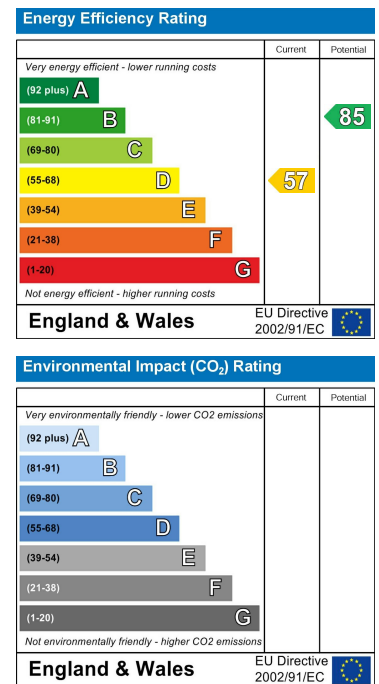
Floor Plan



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