



**10 Mound Road, Pontypridd, CF37 1EE**

**Offers In The Region Of £225,000**

**\*\* Unique Detached Cottage (Formerly Two) \*\* Three Bedrooms \*\* Mature Gardens \*\* Off Road Parking \*\***

An excellent opportunity to purchase this former farmhouse & cattle shed.

Rarely available and formerly two buildings and potential to convert back if required.

Ideally located for amenities, shops, schools, Town Centre and main roads.

Comprising entrance porch, lounge, living room, large kitchen/diner, conservatory, utility room, three bedrooms, two bathrooms and attic room.

There are mature gardens with off road parking and no onward chain.

Excellent potential and early viewing is recommended.

### Entrance Porch

Double glazed entrance door and windows, tiled floor.

### Lounge 14'5" x 13'6" (4.41 x 4.13)



Double glazed window to front, radiator, coved ceiling, stone fireplace with fitted gas fire.

### Living Room 16'6" x 16'4" (5.03 x 4.98)



Double glazed window to front, two double glazed windows to side, radiator, fitted gas fire.

### Kitchen/Diner 19'9" x 15'3" (6.04 x 4.65)



An excellent size space with ample room for table and chairs and comprising base and wall cupboards, sink unit, oven and hob, space for washing machine, radiator, tiled floor, staircase to first floor, double glazed window to side, double glazed window and half glazed door to rear garden.

### Conservatory 11'9" x 10'0" (3.60 x 3.06)



Double glazed windows and doors leading out to the garden, radiator.

### Utility 12'10" x 10'2" (3.92 x 3.10)

Base and wall cupboards, sink unit, staircase to first floor, double glazed window to rear.

### Rear Porch



Giving access to the garden.

### First Floor Landing

Staircase upto attic room.

### Bedroom 1 15'1" x 14'1" (4.60 x 4.31)



Two double glazed windows to front, radiator, coved ceiling, fitted wardrobes.

### Bedroom 2 12'2" x 10'9" (3.73 x 3.29)



Double glazed window to rear, radiator, built in storage cupboard.

## Bathroom/WC



Corner bath, wc, wash hand basin, bidet, tiled shower cubicle, radiator, tiled walls, double glazed window to rear.

## Second Landing

Accessed from second staircase in Utility/Second Kitchen, double glazed window to side.

## Bedroom 3 16'6" x 10'2" (5.05 x 3.11)



Double glazed windows to front and side, radiator.

## Bathroom/WC

Panelled bath with shower mixer taps, wc, wash hand basin, radiator, double glazed window to rear.

## Attic Room 14'3" x 10'7" max (4.35 x 3.23 max)



Skylight, radiator, cupboard housing gas combination boiler, eaves storage.

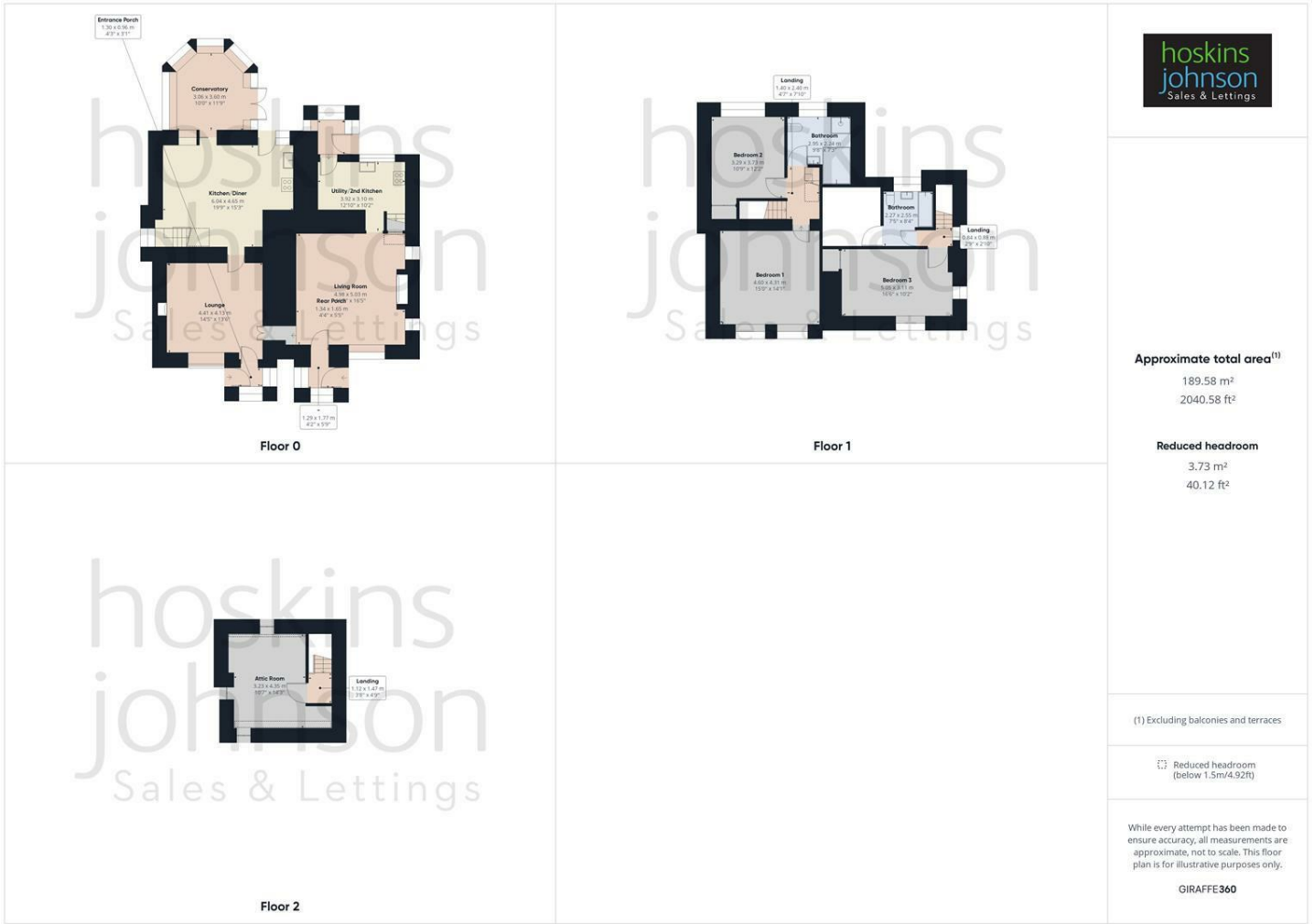
## Outside



Mature front garden with driveway providing off road parking.

Good size rear garden with paved seating areas, mature bushes, shrubs and trees.

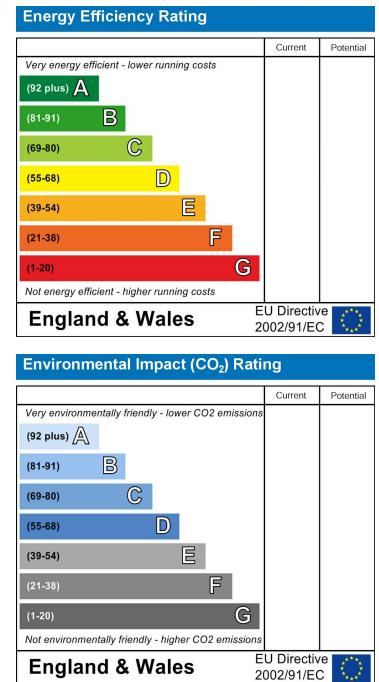
## Floor Plan



## 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](mailto:pontypridd@hoskinsjohnson.co.uk) [www.hoskinsjohnson.co.uk](http://www.hoskinsjohnson.co.uk)