



## 8 Pleasant View, Pontypridd, CF37 4DU

**£169,995**

360 WALK THROUGH TOUR AVAILABLE

**\*\* Well Presented Mid Terraced House \*\* Three Bedrooms \*\* Close to Town, Schools & Transport Links \*\***

Viewing recommended on this lovely mid terraced house, conveniently located for many amenities, town centre, park, lido, transport links and min roads.

Comprising entrance lobby, large lounge with log burner, kitchen/diner with oven & hob and space for table & chairs, bathroom and three bedrooms.

There is a good size rear garden with paving and decked seating area, together with double glazing and gas combination heating. An ideal opportunity for first time buyers or families.

## Entrance Lobby



Half glazed entrance door, laminated wood flooring.

## Lounge 21'10" x 15'1" (6.66 x 4.62)



Double glazed window to front, two radiators, coved ceiling, laminated wood flooring, log burner, understairs storage cupboard.

## Kitchen/Diner 14'4" x 14'0" max (4.38 x 4.27 max)



Good size L shaped kitchen/diner with space for table and chairs and comprising white gloss base and wall cupboards with tiled splash backs, stainless steel sink unit, gas hob and electric oven with extractor hood above, space for washing machine and fridge/freezer, concealed wall mounted gas combination boiler, radiator, coved ceiling, tiled floor, double glazed window and door to rear.

## Bathroom/WC



Modern three piece suite in white comprising panelled bath with mains powered, rainfall overhead shower and hand held attachment, wc, wash hand basin, tiled walls and floor, chrome heated towel rail, double glazed window to rear.

## First Floor Landing



Double glazed window to rear, attic access.

## Bedroom 1 13'6" x 8'1" (4.12 x 2.47)



Double glazed window to front, radiator.

Bedroom 2 9'6" x 8'1" (2.90 x 2.48)



Double glazed window to rear, radiator.

Bedroom 3 10'3" x 6'11" (3.14 x 2.12)



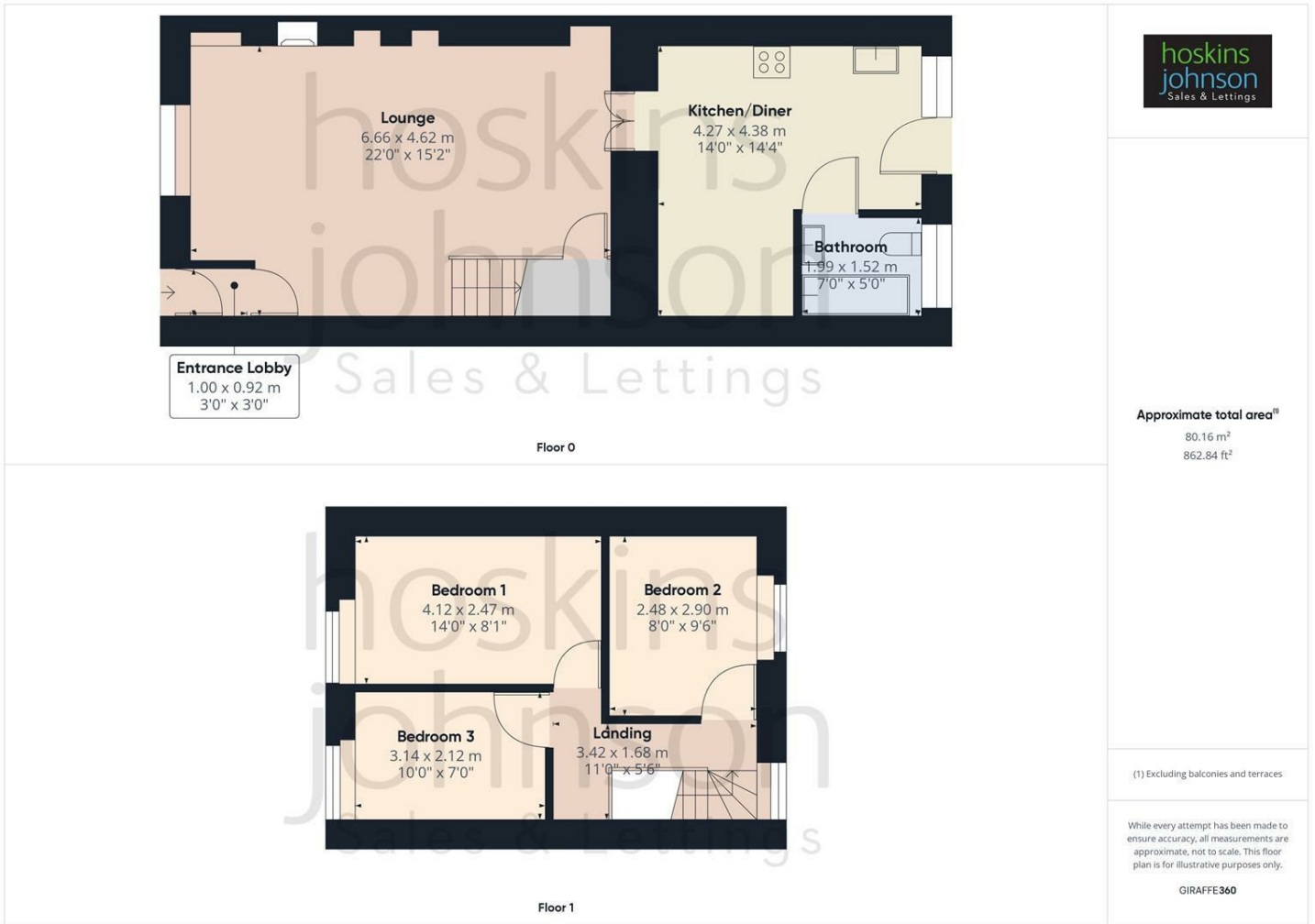
Double glazed window to front, radiator.

Outside



Good size terraced rear garden with raised decked seating area.

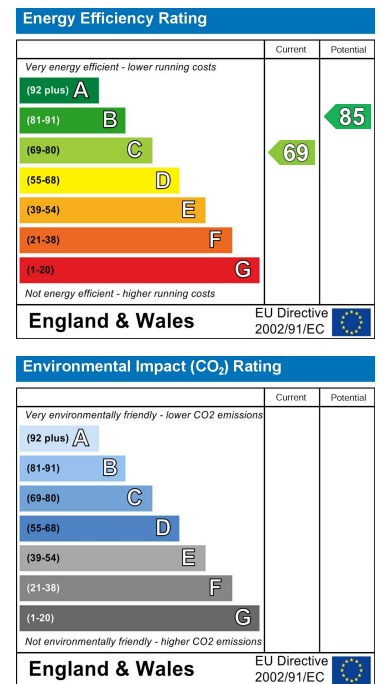
## Floor Plan



## Area Map



## Energy Efficiency Graph



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