



**83 Pontshonnorton Road, Pontypridd, CF37 4NE**

**£135,000**

360 WALK THROUGH TOUR AVAILABLE

**\*\* Well Presented Home \*\* Move Straight In \*\* Modern Kitchen & Bathroom \*\***

Internal viewing recommended on this well presented property.

An excellent opportunity for first time buyers.

Comprising entrance lobby, lounge, diner, modern kitchen with oven, hob, fridge and freezer, two bedrooms (built in wardrobes to master) and modern first floor bathroom with whirlpool bath.

There is a small forecourt and decked rear garden, together with gas central heating (combination boiler) and double glazing.

No onward chain. Recommended.

## Entrance Lobby



Double glazed entrance door, part tiled walls, laminated wood flooring.

## Lounge/Diner 20'6" x 14'7" (6.26 x 4.45)



Double glazed windows to front and rear, two radiators, coved ceiling with inset spots, laminated wood flooring, staircase to first floor, understairs cupboard.

## Kitchen 8'1" x 7'10" (2.48 x 2.41)



Modern base and wall cupboards in cream gloss with tiled splash backs, ceramic hob with extractor fan above, electric oven, integrated fridge and freezer, stainless steel sink unit, space for washing machine, radiator, coved ceiling, tiled floor, double glazed window and half glazed door to side.

## First Floor Landing



Attic access.

## Bedroom 1 14'11" x 10'0" (4.56 x 3.07)



Two double glazed windows to front, two radiators, four built in wardrobes.

## Bedroom 2 9'8" x 7'10" (2.97 x 2.41)



Double glazed window to rear, radiator, feature fireplace.

## Bathroom



Modern three piece suite in white comprising of whirlpool double ended bath with electric shower, wc, wash hand basin, tiled floor and part tiled walls, twin towel rails, airing cupboard with combi boiler, half glazed stable door leading to the rear garden.

## Outside



Paved forecourt. Small rear yard with steps leading up to a sunny decked patio.

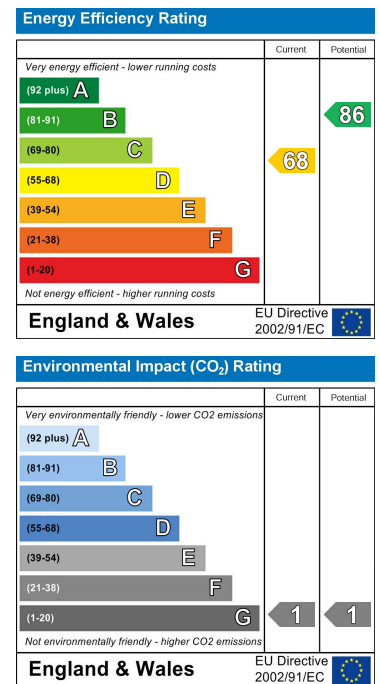
## Floor Plan



## Area Map



## Energy Efficiency Graph



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