



## 15 Ger Yr Afon, Pontypridd, CF37 3JD

**£199,950**

360 WALK THROUGH TOUR AVAILABLE

Welcome to this charming terraced house located in the sought-after development of Coed-Y-Cwm, Pontypridd. This property boasts three spacious reception areas, perfect for entertaining guests or simply relaxing with your family.

As you step inside, you'll be greeted by an open plan living space that seamlessly connects three reception areas, providing a versatile layout that can be tailored to suit your lifestyle.

The abundance of natural light flooding through the windows creates a warm and inviting atmosphere throughout the home.

With three well-appointed bedrooms, there is ample space for a growing family or for those in need of a home office or hobby room. The property also features a modern bathroom, ensuring convenience and comfort for all residents.

Say goodbye to the hassle of searching for parking spaces - you'll have your own designated spot right outside your door.

Whether you're looking for a cozy family home or a stylish space to entertain friends, this terraced house offers the perfect blend of comfort and functionality. Don't miss out on the opportunity to make this property your own and enjoy the convenience of living in this thriving community.

### Entrance Lobby

Double glazed entrance door, laminated wood flooring.

### Lounge



Double glazed window to front, radiator, coved ceiling, laminated wood flooring, staircase to first floor, understairs storage recess, open plan to dining room.

### Dining Room



Radiator, coved ceiling, laminated wood flooring, open plan to kitchen.

### Kitchen



Fitted with a range of base and wall cupboards with tiled splash backs, stainless steel sink unit, electric cooker point with extractor hood above, space for washing machine and slimline dishwasher, double glazed window to rear.

### Sitting Room



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

### Lean To Utility

Double glazed window and half glazed door to rear.

### First Floor Landing

Attic access, coved ceiling, airing cupboard with gas combination boiler.

### Bedroom 1



Double glazed window to rear, radiator, built in wardrobe, attic access.

### Bedroom 2



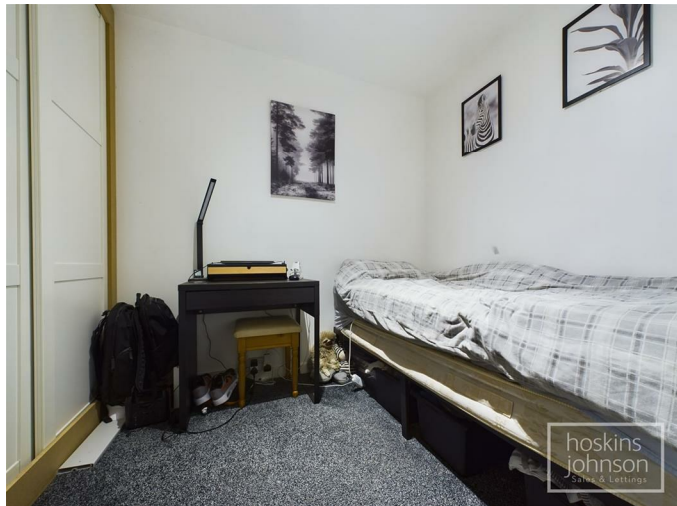
Double glazed window to front, radiator, laminated wood flooring.

### Bedroom 3



Double glazed window to front, radiator, built in cupboard.

## Study/Nursery



Built in wardrobes.

## Bathroom/WC



Modern three piece suite comprising panelled bath with mains powered rainfall shower head and separate hand held shower attachment, wc with concealed cistern, wash hand basin, tiled walls and floor, heated towel rail, ceiling spotlights, double glazed window to rear.

## Outside



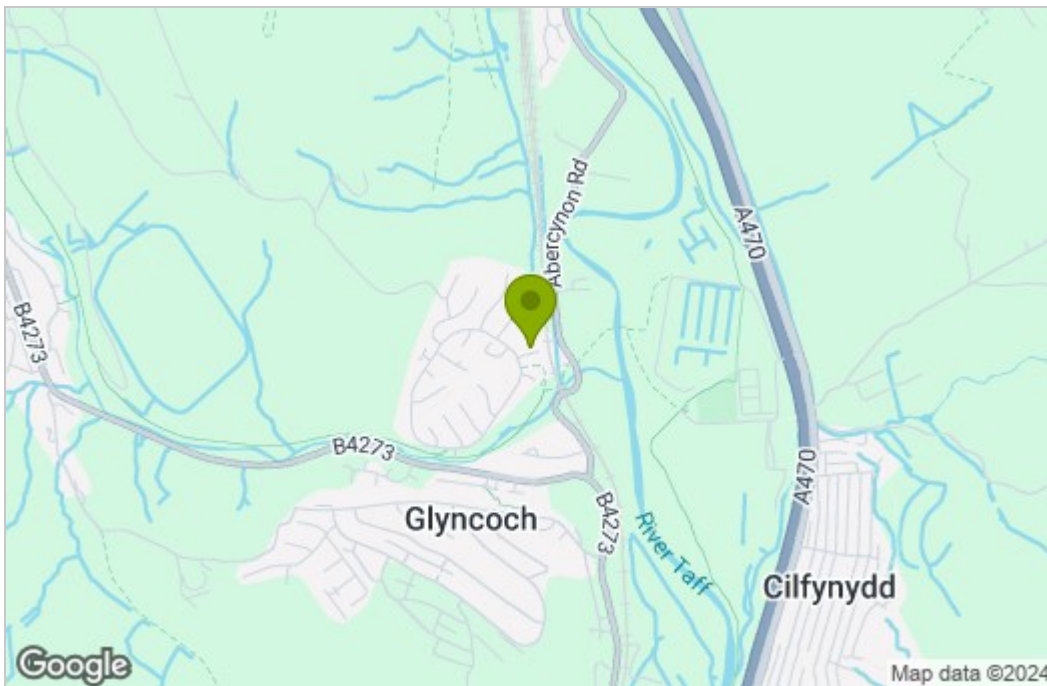
Open plan lawned front garden with off road parking for 2 vehicles.

Well presented rear garden with paved seating area and artificial grass.

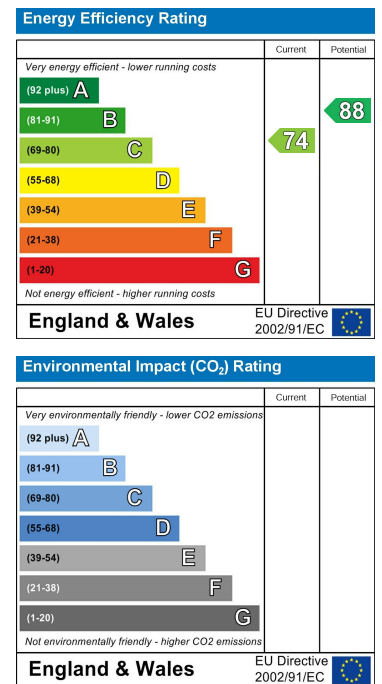
## Floor Plan



## Area Map



## Energy Efficiency Graph



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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)