

## 66 Kingsland Terrace, Pontypridd, CF37 1RX

**£164,000**

360 WALK THROUGH TOUR AVAILABLE

Welcome to Kingsland Terrace, a charming property located in the heart of Treforest, Pontypridd. This delightful end terrace house boasts 2 reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With 4 spacious bedrooms, there is ample space for a growing family or for those who enjoy having a home office or hobby room. The property features a new bathroom and kitchen. The layout of this house offers a perfect balance between communal living spaces and private retreats, ensuring everyone in the household has their own sanctuary.

Situated in a desirable location, Kingsland Terrace provides easy access to local amenities, schools, and transport links, making it a convenient choice for families and professionals alike. The vibrant community of Treforest offers a range of activities and events to enjoy, creating a welcoming and lively atmosphere.

Don't miss the opportunity to make this lovely property your new home. Contact us today to arrange a viewing and experience the charm and comfort that Kingsland Terrace has to offer.



### Entrance Lobby



Half glazed entrance door, quarry tiled floor.

### Hallway



Half glazed door, radiator, laminated wood flooring, staircase to first floor.

### Lounge 12'8" x 11'6" (3.88 x 3.53)



Double glazed bay window to front, radiator.

### Living Room 11'5" x 8'9" (3.49 x 2.69)



Double glazed window to rear, radiator.

### Kitchen/Breakfast Room 16'6" x 8'8" max (5.03 x 2.65 max)



Newly fitted with a range of grey gloss base and wall cupboards with tiled splash backs, stainless steel sink unit, ceramic hob and electric oven with extractor hood above, space for washing machine, radiator, ceiling spotlights, tiled floor, space for table and chairs, double glazed window to side.

### Rear Lobby

Door to side, tiled floor.

### Bathroom



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

## First Floor Landing



Attic access.

## Bedroom 1 9'11" x 7'10" (3.04 x 2.41)



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

## Bedroom 2 9'11" x 7'3" (3.03 x 2.22)



Double glazed window to front, radiator, storage recess.

## Bedroom 3 9'10" x 8'9" (3.01 x 2.68)



Double glazed window to rear, radiator, storage cupboard with wall mounted gas combination boiler.

## Bedroom 4 9'5" x 8'7" (2.89 x 2.63)



Double glazed window to rear, radiator.

## Outside

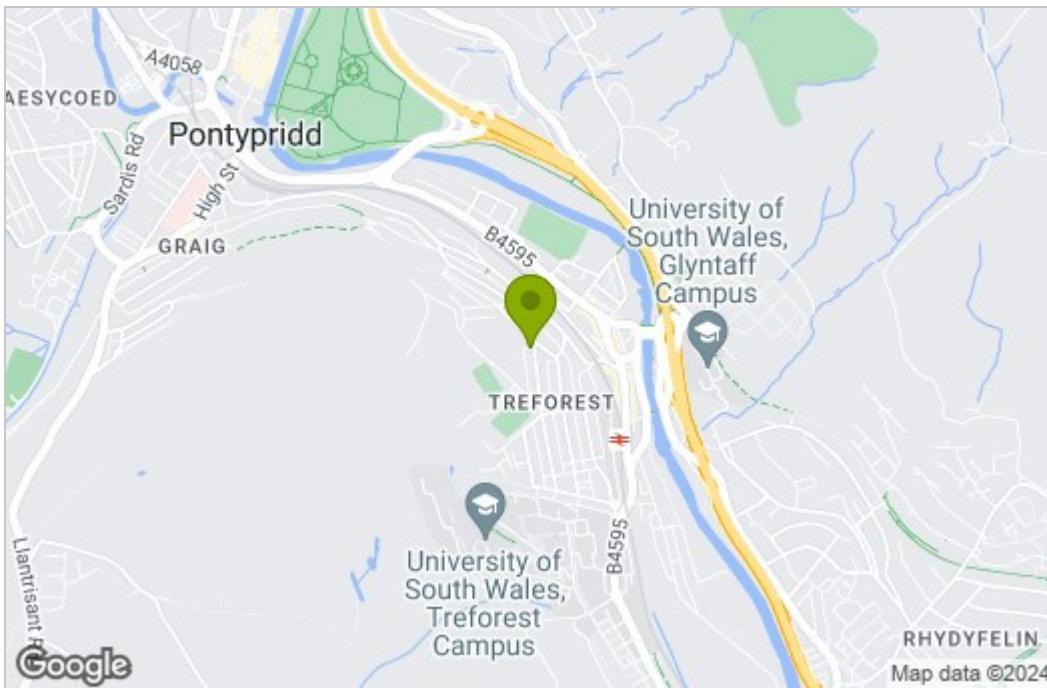
Small forecourt.

Rear yard with garden area and side access.

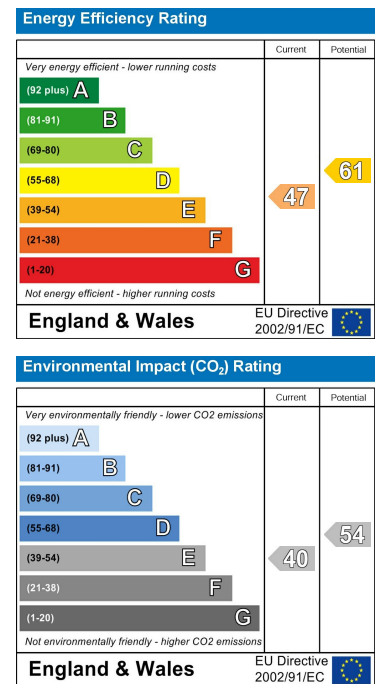
## Floor Plan



## 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)