



30 The Parade, Pontypridd, CF37 4PU

£875 Per Calendar Month

**** Early viewing a must ** Very well presented ** Attractive features ** Unfurnished ****

A very well presented, bay fronted mid terraced house ready to move into.

The accommodation comprises of entrance hall with original Victorian floor tiling, lounge/diner with attractive fireplace, modern kitchen with oven & hob, shower room and two bedrooms.

There is a small forecourt with wrought iron fencing/gate and an enclosed rear courtyard with lane access. The property benefits from gas combi heating, double glazing and neutral decor and flooring.

The property is ideally located for local amenities, schools, shops, Town Centre & Park.

Available immediately - No Pets.

Entrance hall

Half glazed entrance door, radiator, attractive Victorian mosaic tiled floor, staircase to first floor.

Lounge/Diner 24'4" into bay x 10'3" max 9'1" min (7.41 into bay x 3.13 max 2.77 min)

Double glazed bay window to front, two radiators, wood flooring, feature fireplace with flame effect gas fire, attractive leaded window.

Kitchen 13'2" x 8'0" (4.02 x 2.43)

Modern fitted kitchen with cream base and wall cupboards with tiled splash backs, 1½ bowl porcelain sink and mixer tap, ceramic hob and double oven with extractor hood above, space for washing machine and fridge/freezer, concealed gas combi boiler, modern, vertical radiator, wood flooring, double glazed window to rear.

Rear lobby

Wood flooring, half glazed door to side.

Shower room/WC

Modern three piece suite in white and comprising of tiled shower cubicle, wc, wash hand basin, tiled walls and floor, radiator/towel rail, double glazed window to side.

First floor landing

Double glazed window to rear, access via drop down ladder to good size attic space.

Bedroom 1 15'4" x 12'1" (4.68 x 3.69)

An excellent size main bedroom comprising of two double glazed windows to front, two radiators, coved ceiling.

Bedroom 2 9'5" x 8'5" (2.88 x 2.57)

Double glazed window to rear, radiator, coved ceiling.

Outside

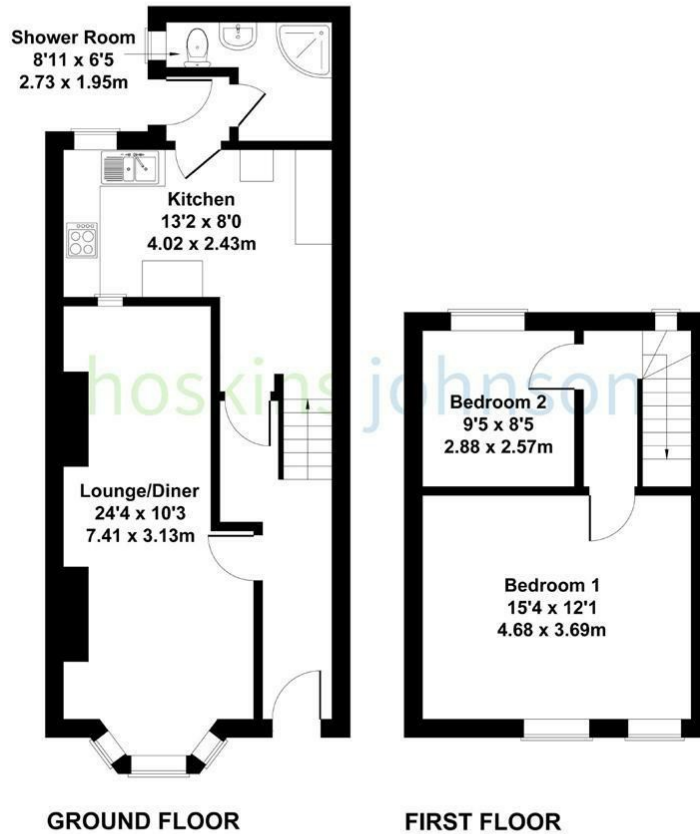
Small, paved forecourt with wrought iron fencing and gate.

Enclosed rear courtyard with paved seating area, artificial grass and lane access.

Floor Plan

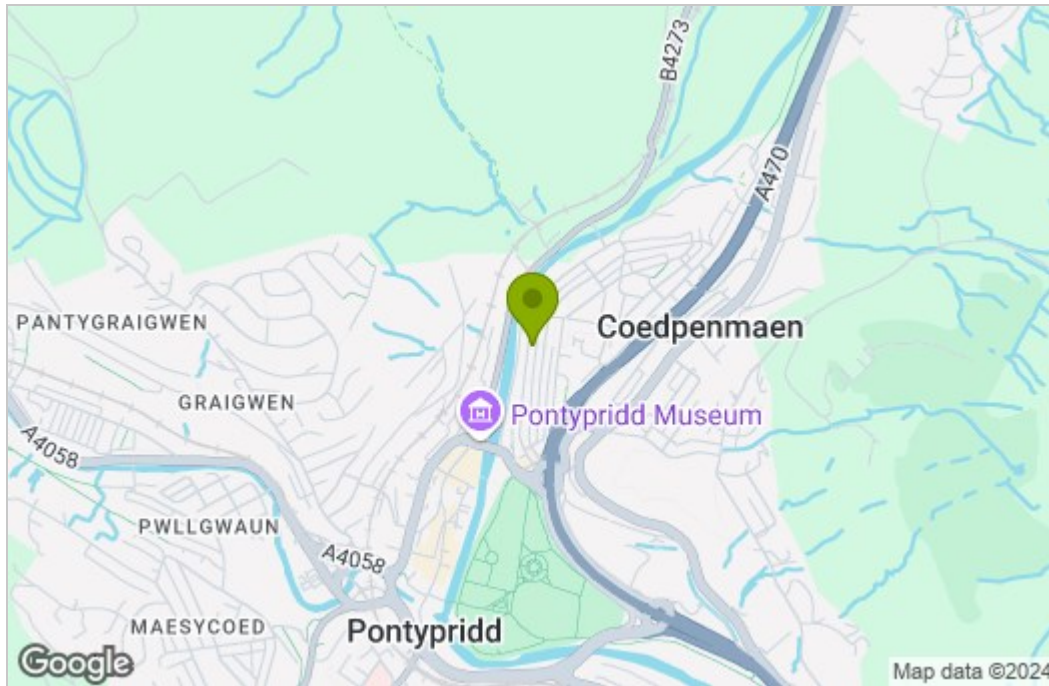
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Approximate Gross Internal Area
818 sq ft - 76 sq m

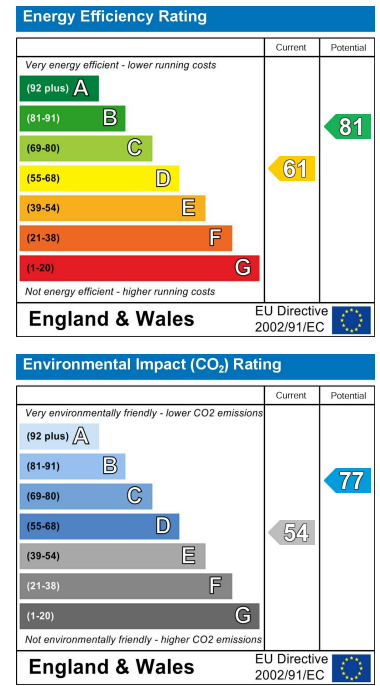


Not to Scale. Produced by The Plan Portal 2020
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Area Map



Energy Efficiency Graph



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