



**35 Augustus Street, Pontypridd, CF37 3LH**

**£110,000**

**\*\* No Onward Chain \*\* Popular village location \*\* Ideal First Time Buy \*\***

Conveniently located for local amenities, shops, school and countryside.

Comprising of entrance hall, lounge/diner, kitchen with oven & hob, two bedrooms and first floor bathroom.

There is an enclosed paved/gravelled rear garden as well as gas combi central heating.

An excellent opportunity for first time buyers or investors.



### Entrance Hall

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

### Lounge/Diner 21'0" x 11'3" (6.39 x 3.42)



Double glazed window to front, window to rear, two radiators, coved ceiling, laminated wood flooring, understairs recess.

### Kitchen 10'0" x 7'5" (3.06 x 2.27)



Wood effect kitchen with fitted base and wall cupboards with tiled splash backs, stainless steel sink unit, ceramic hob and electric oven, space for washing machine and fridge/freezer, tiled floor, window to side, window and half glazed door to rear.

### First Floor Landing

Coved ceiling, attic access.

### Bedroom 1 14'6" x 10'1" (4.41 x 3.08)



Two windows to front, radiator, coved ceiling.

### Bedroom 2 10'6" x 8'8" (3.19 x 2.63)



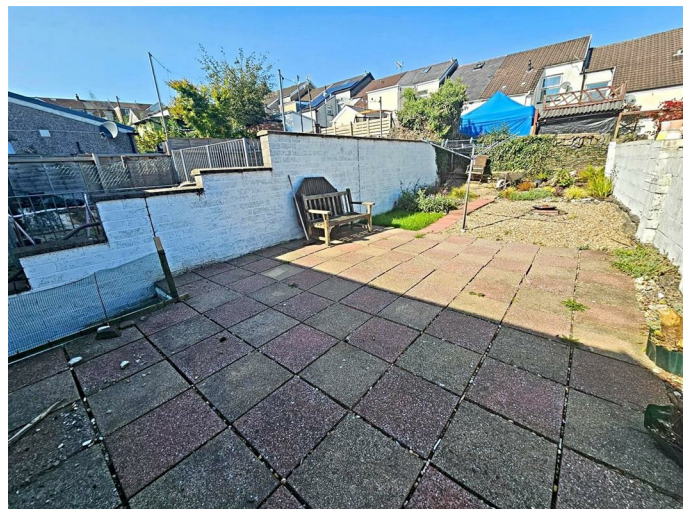
Window to rear, radiator.

### Bathroom/WC



Three piece bathroom suite in white and comprising of P shaped shower bath with mains 'rain fall' shower head and separate mixer tap, wc, wash hand basin, part tiled walls, radiator, airing cupboard with gas combi boiler, double glazed window to side.

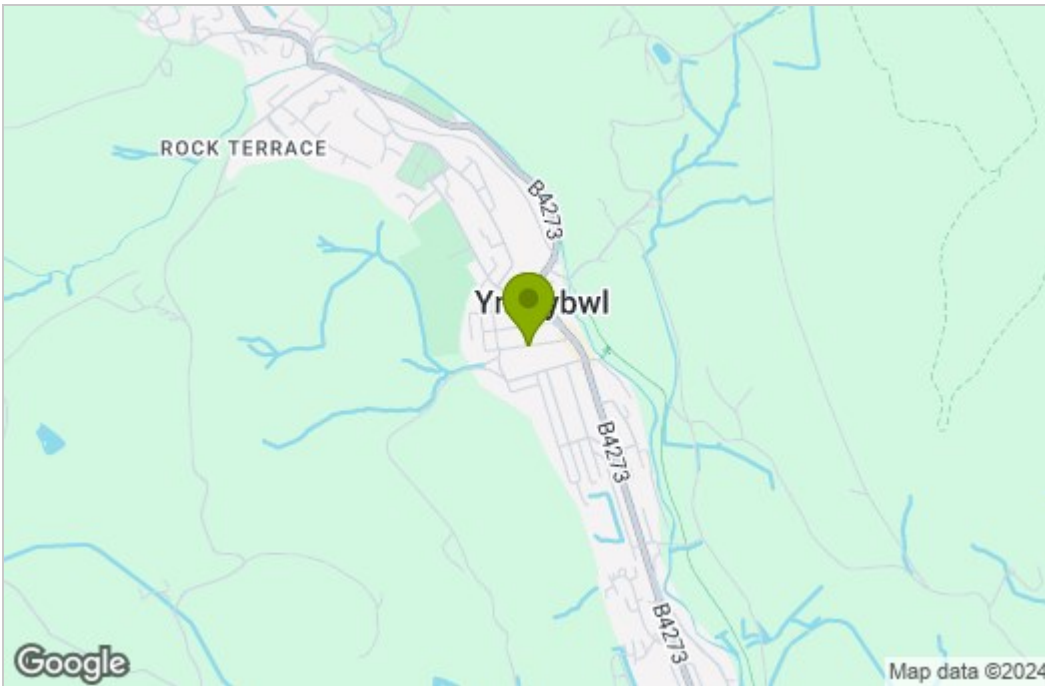
### Outside



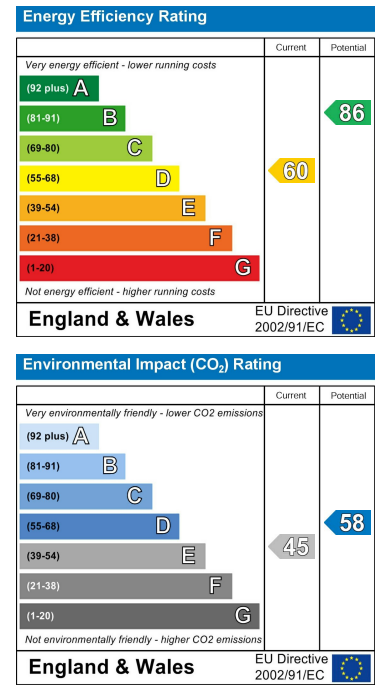
Paved and gravelled rear garden.

# Floor Plan

## Area Map



## Energy Efficiency Graph



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