



13 Jenkins Street, Pontypridd, CF37 2PU

£135,000

INVESTORS ONLY - TENANT IN SITU CURRENTLY

**** Well presented ** Semi detached house **Small garage with storage and space for motor bike and bicycles ****
Early viewing is recommended on this well presented home, conveniently located for local amenities, school, Town Centre and main roads.

The accommodation comprises of entrance lobby, lounge, living room, modern kitchen, two double bedrooms and first floor bathroom. The property has a small rear yard and benefits from double glazing, gas combi heating and a storage area with cellar, suitable for housing motorbikes and bicycles etc.

Viewing advised on this rarely available double fronted home.

Entrance lobby

Panelled entrance door, laminated wood flooring.

Living room 13'4" x 11'3" (4.07 x 3.42)



Double glazed window to front, radiator, laminated wood flooring, staircase to first floor, archway to lounge.

Lounge 11'7" x 10'6" (3.52 x 3.20)



Double glazed window to front, radiator, laminated wood flooring, fireplace with flame effect electric fire, understairs cupboard.

Kitchen 8'0" x 7'4" (2.45 x 2.24)



Modern base and wall cupboards with tiled splash backs, stainless steel sink unit, gas cooker point, space for washing machine and fridge/freezer, tile effect laminated flooring, chrome heated towel rail, double glazed window and half glazed door to side.

First floor landing

Attic access, double glazed window to rear.

Bedroom 1 11'9" x 10'10" (3.58 x 3.31)



Double glazed window to front, radiator.

Bedroom 2 13'9" x 8'2" (4.20 x 2.50)



Two double glazed windows to front, radiator.

Bathroom



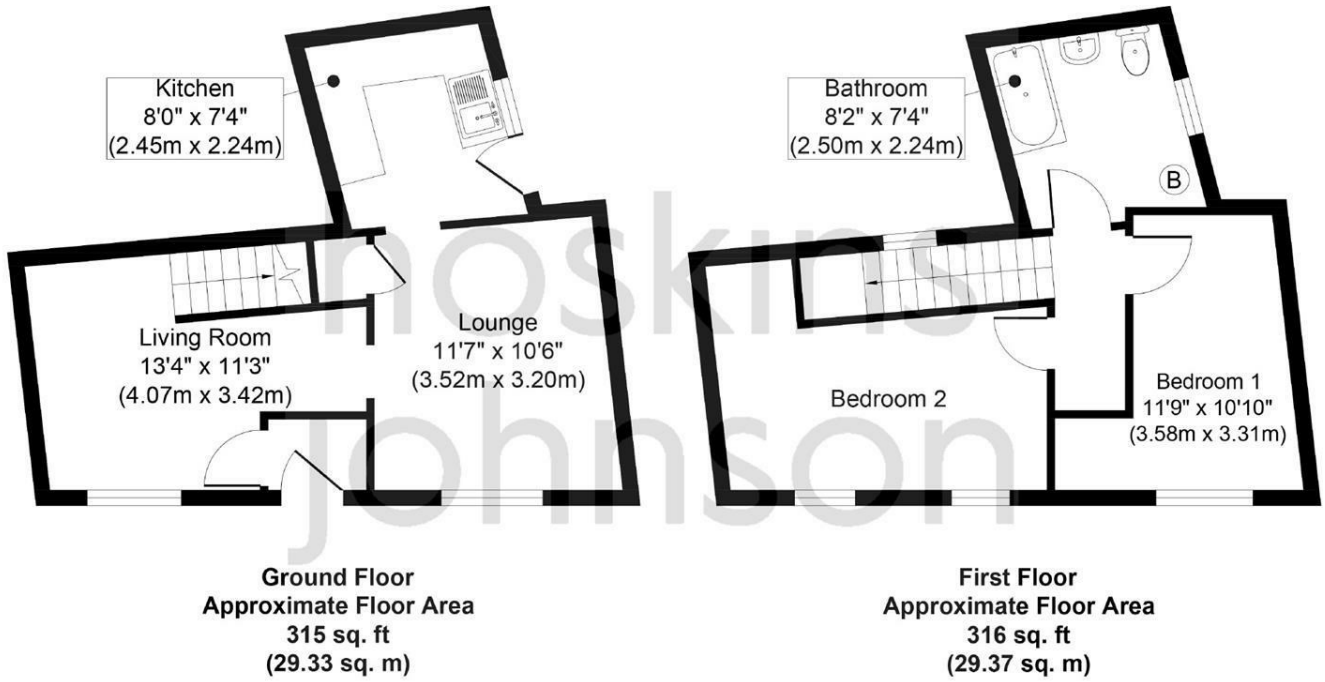
Modern three piece suite comprising of double ended panelled bath with electric shower, wc, wash hand basin, wall mounted gas combi boiler, part tiled walls, radiator, double glazed window to side.

Outside

Small rear courtyard with lane access. Attached store and cellar to side with garage doors suitable for motorbikes or bicycles.

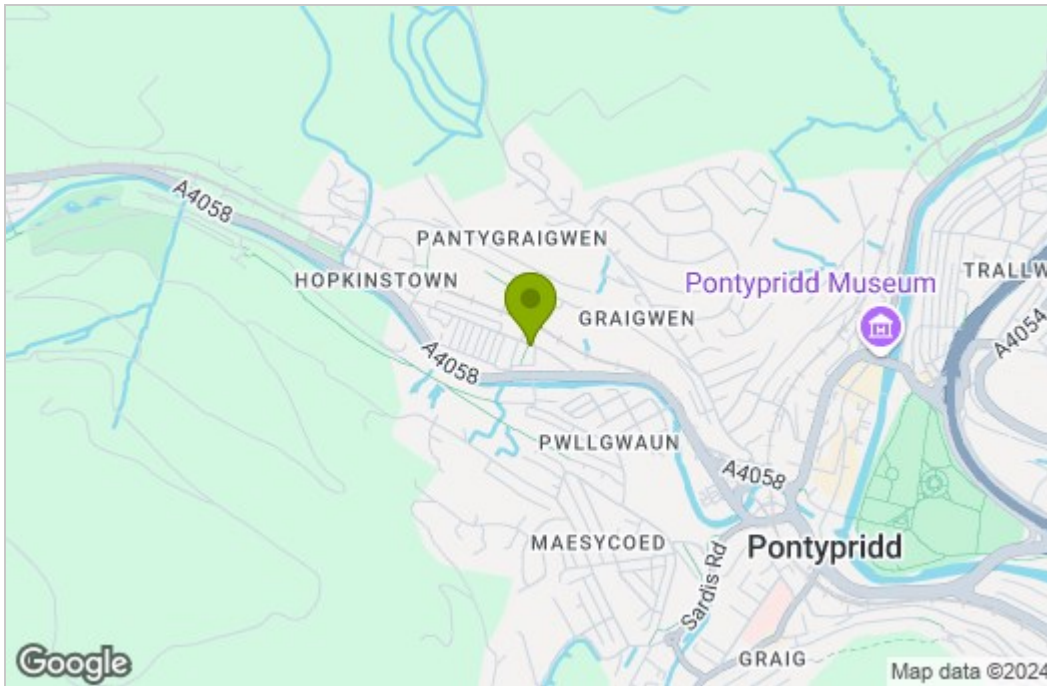
Floor Plan

13 Jenkins Street

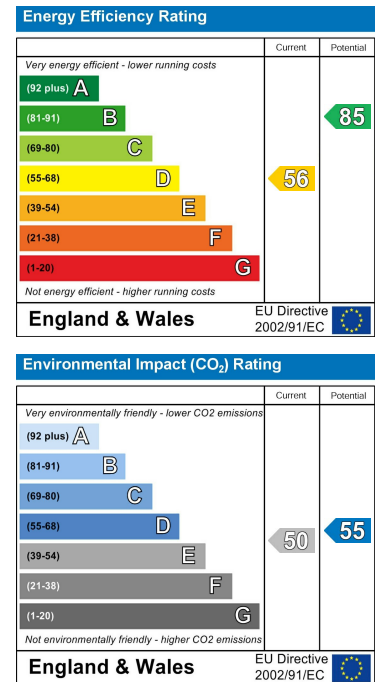


For illustration purposes only. Measurements are approximate. Not to scale

Area Map



Energy Efficiency Graph



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