



## **47 The Avenue, Pontypridd, CF37 4DF**

**£169,950**

**\*\* Popular Location \*\* Ideal First Time Buy \*\* Three Bedrooms \*\***

Welcome to this charming terraced house located on The Avenue in the sought-after area of The Common, Pontypridd. This property boasts a cosy reception room, perfect for relaxing with family and friends. With three inviting bedrooms, there is ample space for a growing family or for guests to stay over.

The house features a first floor bathroom, ensuring convenience for all residents. The kitchen/diner is a highlight of this property, offering a lovely space to enjoy meals together. The addition of a table in the kitchen/diner provides a perfect setting for family breakfasts or entertaining guests.

Situated in a popular location, this house is conveniently close to the town and a beautiful park, allowing for leisurely strolls or picnics in the park. This property is an ideal first-time buy, offering a comfortable and welcoming space to call home.



### Entrance Lobby

Double glazed entrance door and side panel, radiator, staircase to first floor.

### Lounge 13'9" x 13'5" (4.21 x 4.11)



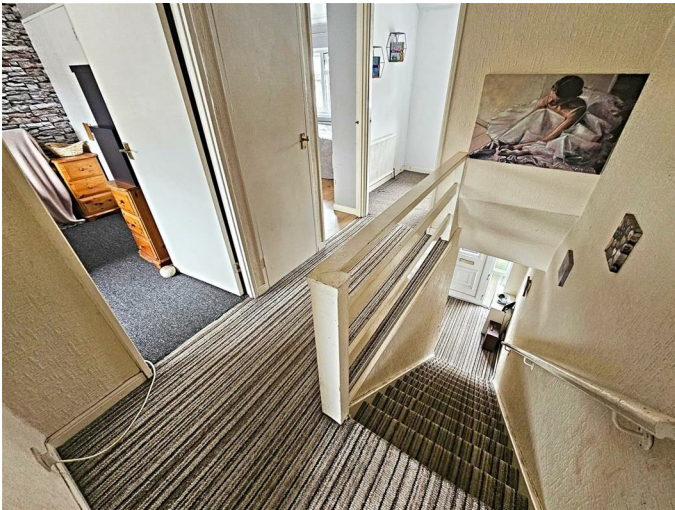
Double glazed window to front, radiator, coved ceiling, wood flooring, fireplace with electric fire, understairs storage cupboard.

### Kitchen/Diner 17'1" x 8'0" (5.22 x 2.45)



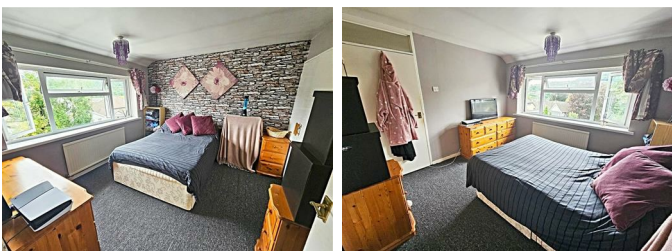
Fitted with base and wall cupboards with tiled splash backs, stainless steel sink unit, gas hob and electric oven with extractor hood above, wall mounted gas combination boiler, space for washing machine and fridge/freezer, space for table and chairs, radiator, coved ceiling, two double glazed windows and half glazed door to rear.

### First Floor Landing



attic access, storage cupboard.

### Bedroom 1 10'8" x 10'7" (3.27 x 3.25)



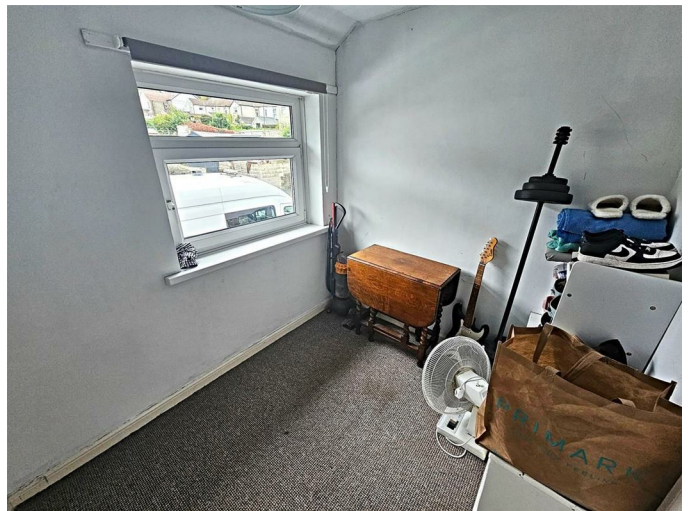
Double glazed window to rear, radiator, built in wardrobe.

### Bedroom 2 9'5" x 9'4" (2.88 x 2.87)



Double glazed window to front, radiator, laminated wood flooring, built in wardrobe.

### Bedroom 3 7'6" x 6'7" (2.29 x 2.02)



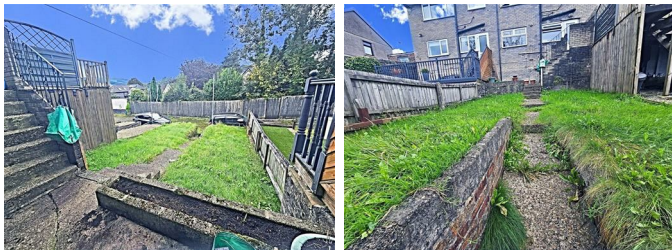
Double glazed window to front, radiator.

### Bathroom



Three piece suite in white comprising panelled bath with shower mixer tap and panelled walls, wc, wash hand basin, radiator, double glazed window to rear.

## Outside



Small forecourt.

Lawned rear garden with lane access.

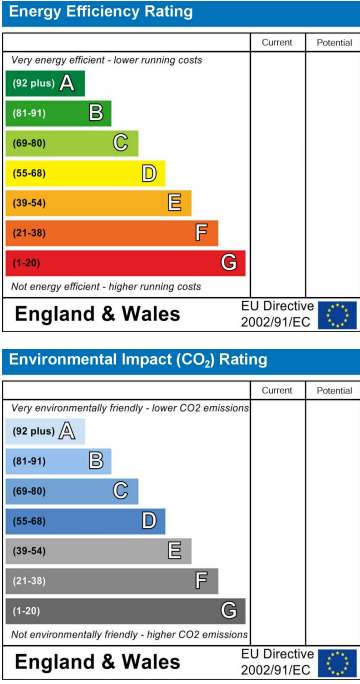


Floor Plan

Area Map



Energy Efficiency Graph



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