



**25 Cae'r Gerddi, Pontypridd, CF38 1UQ**

**£165,000**

**\*\* Modern Mid Link House \*\* Two Bedrooms \*\* Ideal First Time Buy \*\***

An excellent opportunity to purchase a mid link house located on a popular residential development in Church Village. Comprising entrance hall, kitchen with oven & hob, lounge with patio doors leading out to the garden, two bedrooms (both with in built storage) and first floor bathroom.

There is off road parking to the front, together with gas central heating and double glazing.  
Conveniently located for local amenities, shops, schools and main roads.

In need of some updating.  
Viewing recommended.



### Entrance Hall



Panelled entrance door, radiator, open plan to kitchen.

### Kitchen 7'10" x 7'8" (2.40 x 2.35)



Fitted base and wall cupboards with tiled splash backs, single drainer sink unit, gas hob and electric oven with extractor hood above, space for washing machine and fridge/freezer, wall mounted gas boiler, double glazed window to front.

### Lounge 16'7" x 11'9" (5.08 x 3.60)



Double glazed patio doors leading out to the rear garden, two radiators, staircase to first floor.

### First Floor Landing

Attic access.

### Bedroom 1 11'11" x 9'6" (3.64 x 2.90)



Double glazed window to rear, radiator, built in double wardrobes.

### Bedroom 2 10'9" x 6'9" (3.28 x 2.07)



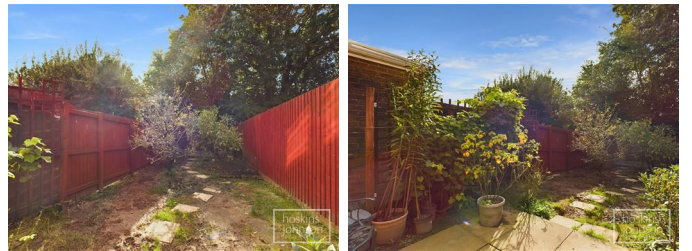
Double glazed window to front, radiator, two built in single cupboards.

### Bathroom



Three piece suite comprising panelled bath with electric shower, wc, wash hand basin, part tiled walls, radiator, double glazed window to front.

### Outside

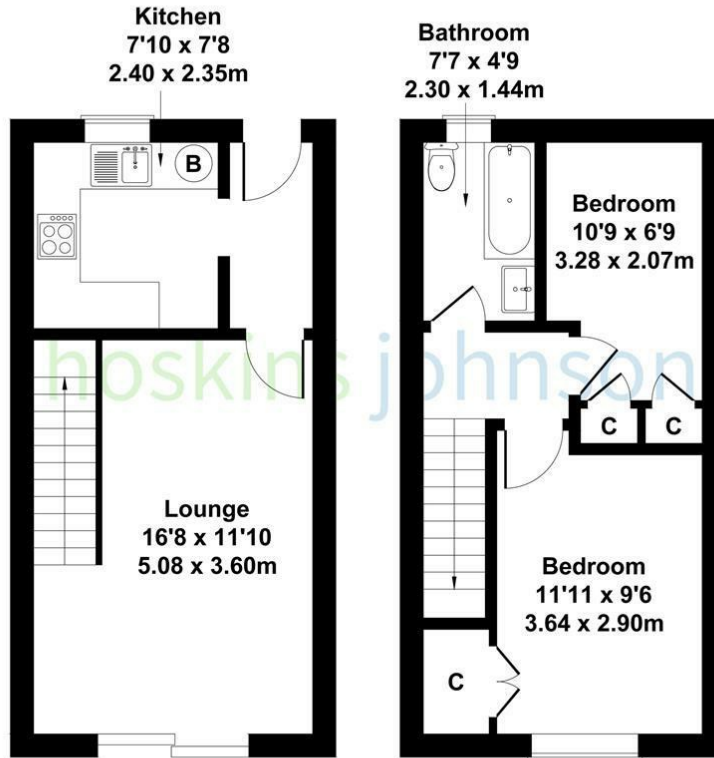


Open plan front garden with hardstand providing off road parking.

Enclosed rear garden with patio, garden and gravelled area.

# 25 Caer Gerddi, Church Village

Approximate Gross Internal Area  
592 sq ft - 55 sq m



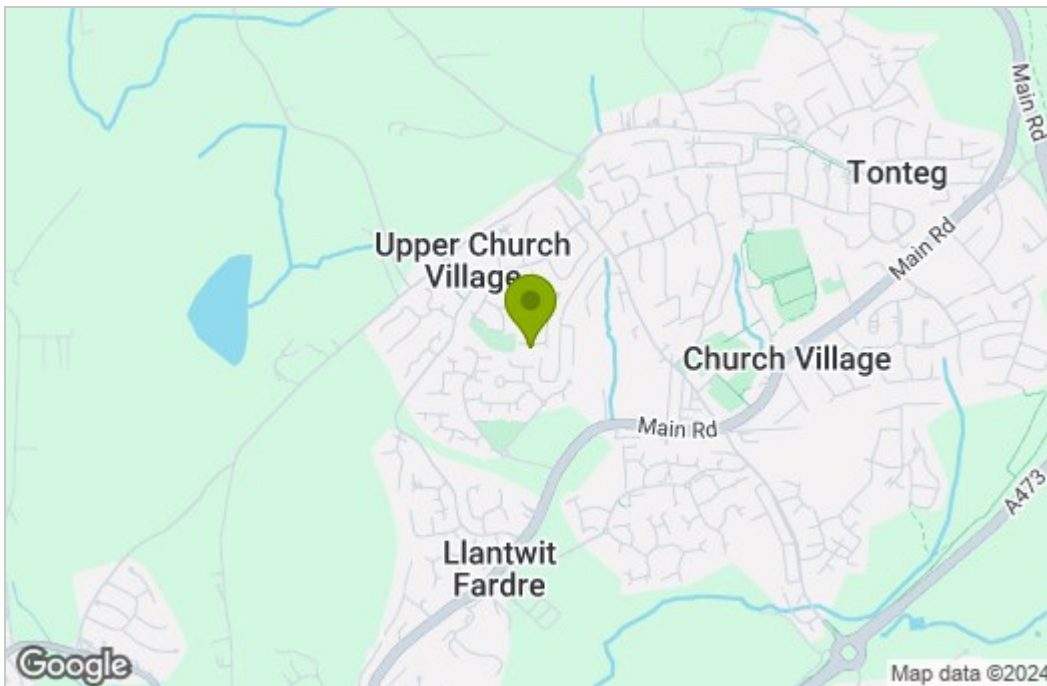
**GROUND FLOOR**

**FIRST FLOOR**

Not to Scale. Produced by The Plan Portal 2024

For Illustrative Purposes Only.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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