



50 Broadway, Pontypridd, CF37 1BD

£195,000

OPEN DAY SATURDAY 16TH NOVEMBER BETWEEN 12PM & 1PM - BOOK YOUR SLOT NOW.

360 WALK THROUGH TOUR AVAILABLE - TAKE A LOOK NOW

**** Substantial Mid Terraced House ** Versatile Accommodation With Potential for Self Contained Flat ****

Early viewing is strongly advised to fully appreciate the size and versatility of accommodation on offer in this bay fronted terraced home.

Within easy reach of many amenities including, Town Centre, train station, schools and main roads.

The accommodation is arranged over 4 floors with the lower ground floor offering the opportunity to convert to self contained flat, if desired (subject to the necessary permissions being obtained).

Comprising cozy lounge with log burner, modern kitchen with oven & hob, four bedrooms, study, modern bathroom, shower room and separate wc.

There is a front courtyard and a rear garden.

An ideal family home.

Ground Floor Entrance

Panelled entrance door, open plan into lounge.

Lounge 22'0" x 10'11" max (6.71 x 3.33 max)



Double glazed bay window to front, coved ceiling, laminated wood flooring, vertical radiator, feature fireplace with log burner.

Inner hall

Staircase leading upto first floor, laminated wood flooring.

Cloaks/WC

WC, wash hand basin, tiled floor.

Kitchen 7'7" x 7'3" (2.33 x 2.23)



Modern, white gloss base and wall cupboards with contrasting work tops and up stands, sink unit, ceramic hob with extractor hood above, electric oven, Laminated wood flooring, radiator, ceiling spotlights, double glazed window to rear.

Utility Space

Space for washing machine, staircase to lower ground floor, two double glazed windows to rear.

First Floor Landing

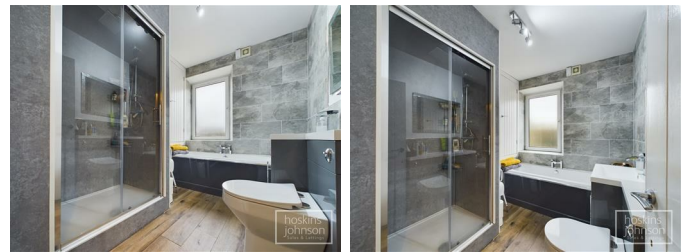
Double glazed window to rear.

Bedroom 1 10'7" x 9'4" (3.25 x 2.86)



Two double glazed windows to front, radiator, understairs storage recess.

Bathroom



Modern suite in white and comprising double ended bath, wc with concealed cistern, wash hand basin with storage cupboards, panelled shower cubicle with rainfall shower head and separate hand held mixer attachment, part tiled walls, heated towel rail, vertical radiator, laminated wood flooring, double glazed window to rear.

Second Floor Landing

Access to both bedrooms

Bedroom 2 10'0" x 9'6" (3.06 x 2.91)



Double glazed window to front, radiator.

Bedroom 3 10'2" x 8'8" (3.10 x 2.66)



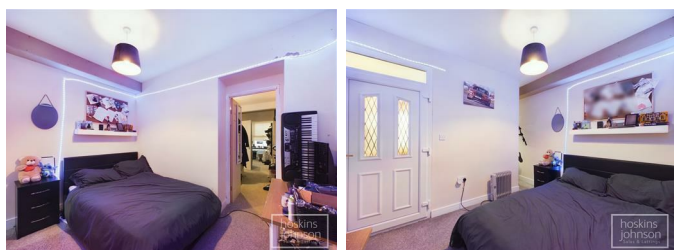
Two skylights to rear, radiator.

Lower Ground Floor

Lobby

Half glazed door leading to garden.

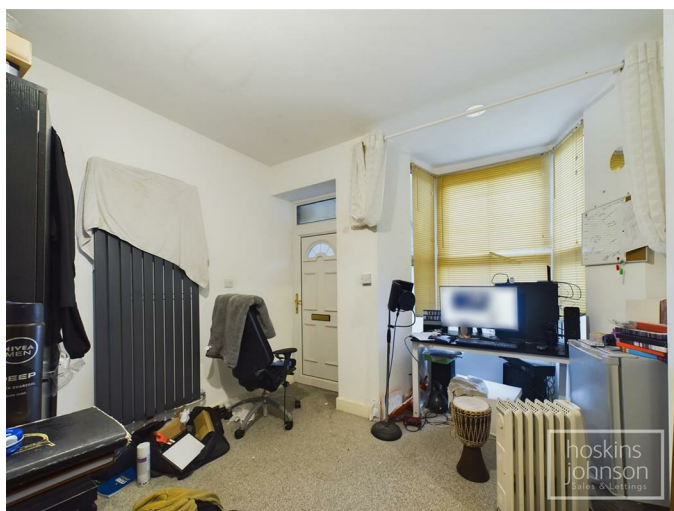
Bedroom 4 10'10" x 7'8" (3.31 x 2.36)



Double glazed window to rear, radiator.

Storage Room 13'3" x 10'0" max (4.06 x 3.05 max)

Study 11'10" x 9'6" (3.62 x 2.92)



Panelled entrance door, double glazed bay window to front, vertical radiator.

Outside



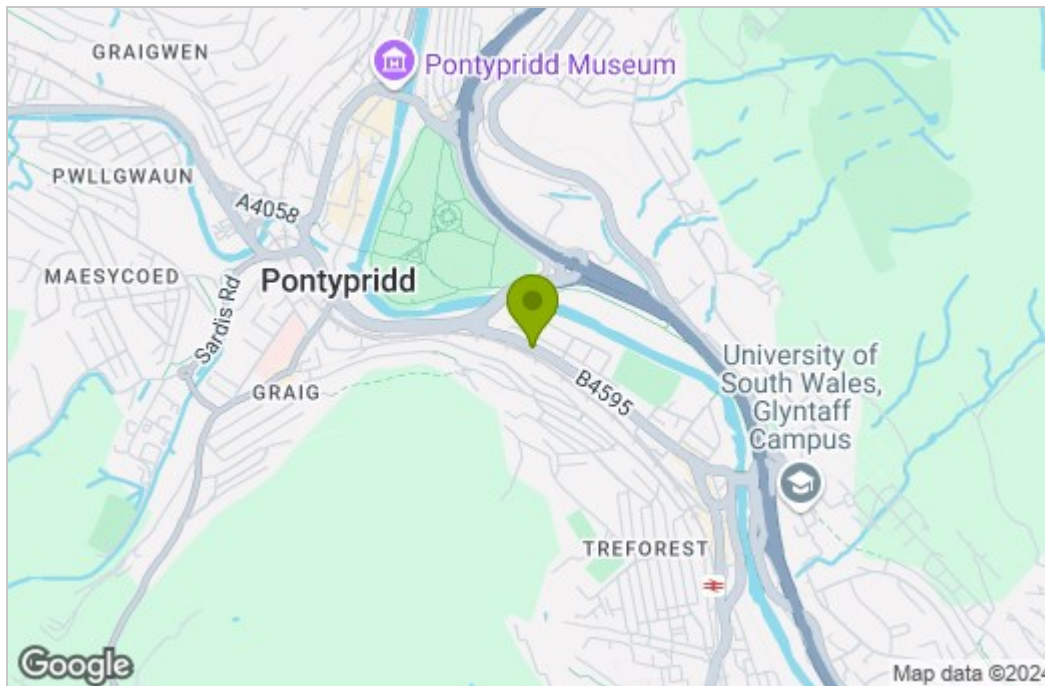
Small front courtyard.

Rear garden laid with artificial grass with seating area and play area.

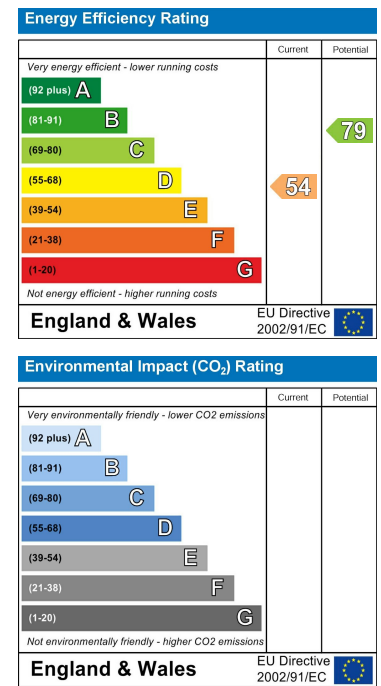
Floor Plan



Area Map



Energy Efficiency Graph



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