



**96 Dan-Y-Cribyn, Pontypridd, CF37 3EU**

**£99,950**

**\*\* Ideal First Time/Family Purchase \*\* Three Bedrooms \*\* Village Location \*\***

Ideally placed for amenities, school, shops and main roads.

An end terraced house comprising entrance hall, lounge, kitchen/diner with oven & hob and space for table & chairs, shower/wet room and three bedrooms.

There is a rear garden together with double glazing and gas central heating.

Viewing recommended.



### Entrance Hall

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

### Shower Room



Walk in shower area, wc, wash hand basin, tiled walls, radiator, double glazed windows to side and rear.

### Lounge 14'5" x 11'10" (4.40 x 3.63)



Double glazed window to rear, radiator, coved ceiling, modern fireplace with electric fire.

### Kitchen/Diner 18'2" x 11'8" (5.55 x 3.57)



Fitted with matching base and wall cupboards with tiled splash backs, stainless steel sink unit, gas hob and electric oven with extractor hood above, space for washing machine, dishwasher and fridge/freezer, space for table and chairs, radiator, coved ceiling with inset spotlights, tiled floor, double glazed window to rear, double glazed french doors to side.

### First Floor Landing

Attic access.

### Bedroom 1 11'11" x 11'1" (3.64 x 3.40)



Double glazed window to side, radiator, coved ceiling.

### Bedroom 2 11'11" x 8'10" (3.64 x 2.70)



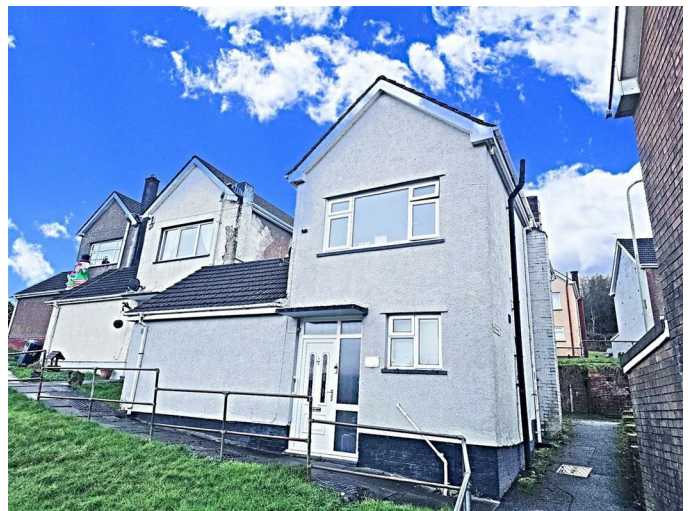
Double glazed window to front, radiator, coved ceiling.

### Bedroom 3 8'9" x 7'0" (2.68 x 2.14)

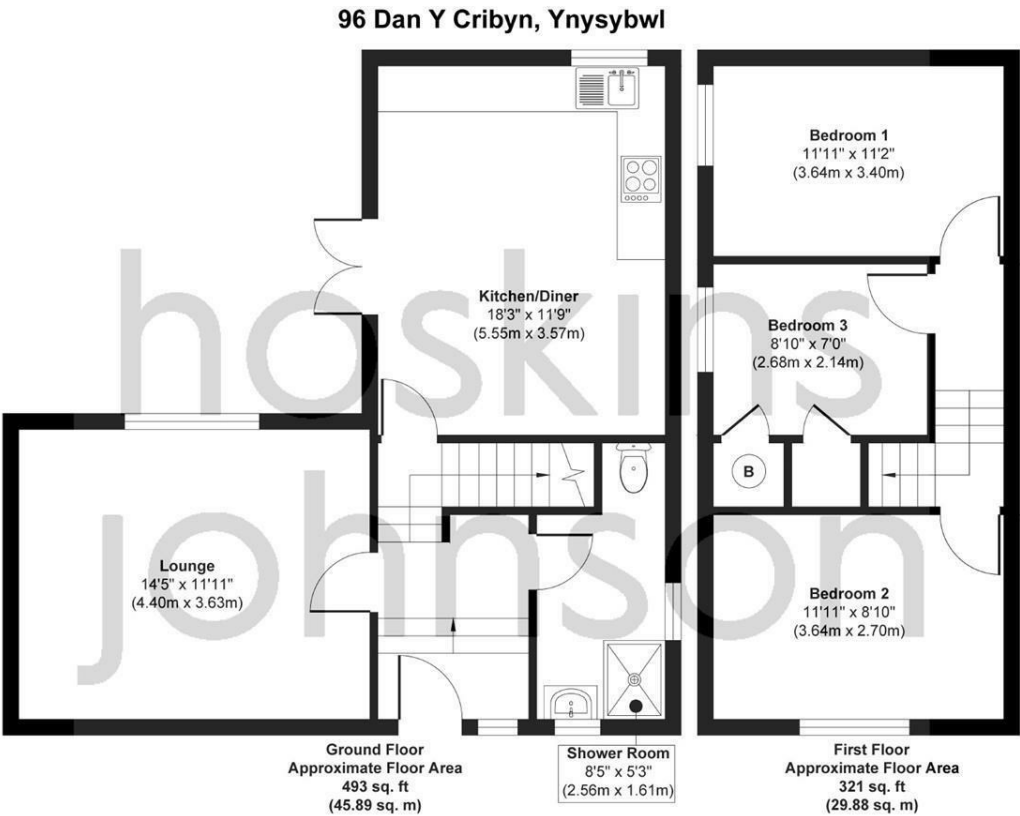


Double glazed window to side, radiator, coved ceiling, storage cupboard and airing cupboard with gas combination boiler.

### Outside



Floor Plan

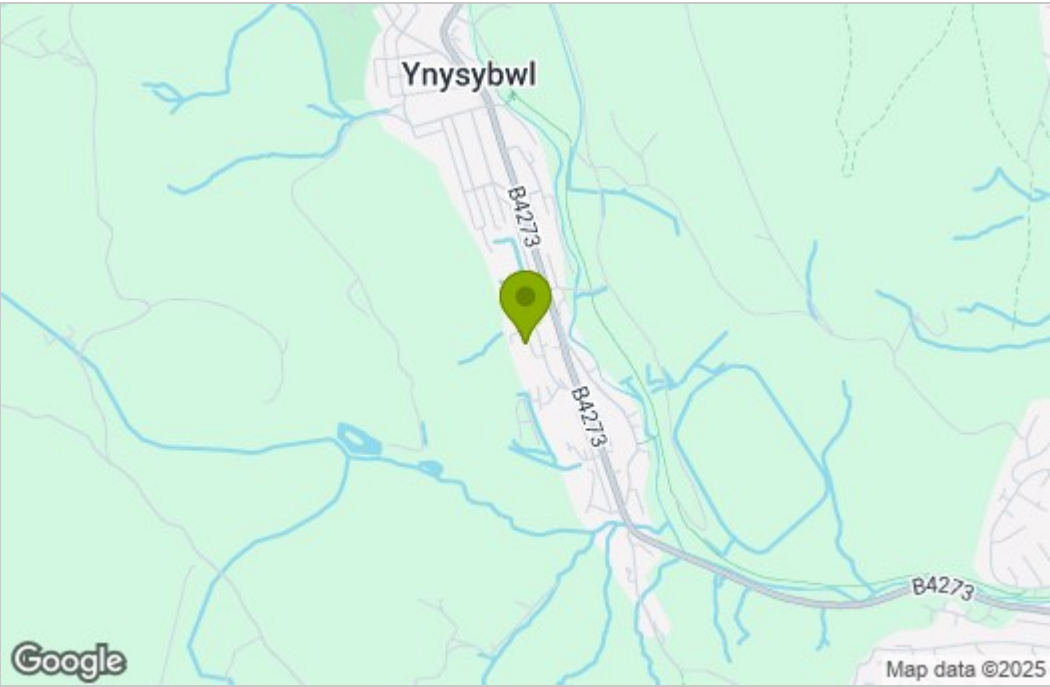


Approx. Gross Internal Floor Area 815 sq. ft / 75.77 sq. m

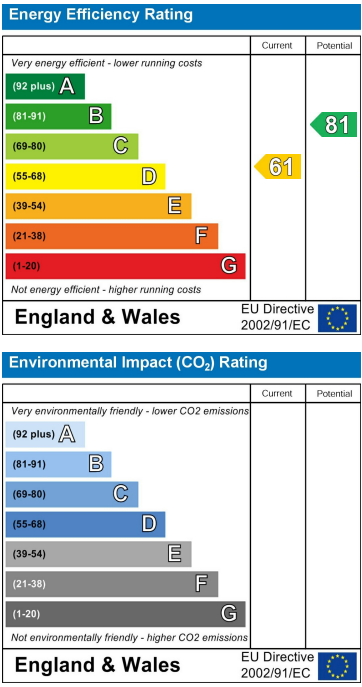
For illustration purposes only. Measurements are approximate. Not to scale

Produced by Elements Property

Area Map



Energy Efficiency Graph



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