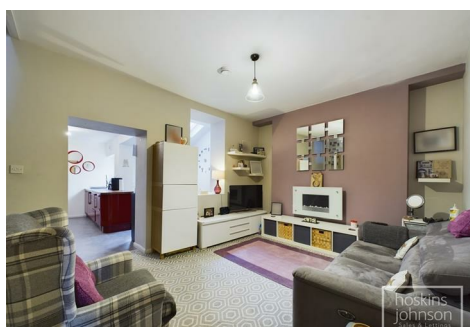
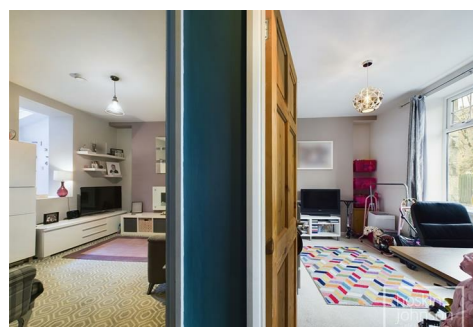




## 14 Other Street, Pontypridd, CF37 3LN

**£169,950**

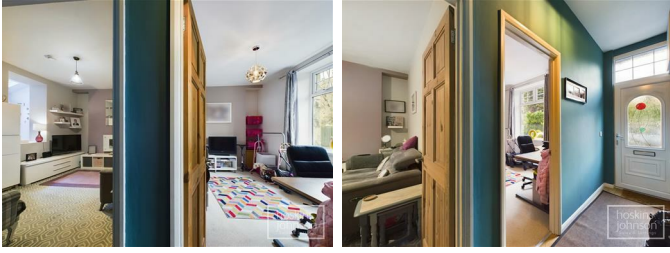
360 WALK THROUGH TOUR AVAILABLE NOW

Nestled in the charming village of Ynysybwl, this delightful mid-terrace house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The modern kitchen/breakfast room, complete with an oven & hob, provide a welcoming area for culinary enthusiasts to create and enjoy meals.

The ground floor boasts a convenient WC, enhancing the practicality of the living space. Two inviting reception rooms offer versatility, whether you wish to entertain guests or enjoy quiet evenings at home. The layout of the house is designed to maximise both space and light, creating a warm and inviting atmosphere throughout.

Situated in a popular village location, this home is conveniently close to a local school & shops, making it an excellent choice for families. The surrounding area offers a sense of community while still being within easy reach of the amenities and attractions of nearby towns.

## Entrance Hall



Double glazed entrance door, radiator, laminated wood flooring, understairs storage cupboard.

## Lounge 13'1" x 8'10" (4.01 x 2.71)



Double glazed window to front, radiator.

## Living Room 13'3" x 11'5" (4.05 x 3.50)



Radiator, staircase to first floor, open plan to kitchen/breakfast room.

## Kitchen/Breakfast Room 15'4" x 14'2" max (4.68 x 4.32 max)



Fitted with a range of black & cherry gloss base and wall cupboards with tiled splash backs, stainless steel sink unit, gas hob with extractor hood above, electric double oven, space for fridge/freezer, radiator, two skylights, double glazed window to side, double glazed window and stable door leading to garden.

## Utility

Space for washing machine and tumble drier, radiator, wall mounted gas central heating boiler, double glazed window to rear.

## WC

WC, wash hand basin, double glazed window to side.

## First Floor Landing



Attic access, storage cupboard.

## Bedroom 1 13'4" x 8'7" (4.08 x 2.63)



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

## Bedroom 2 11'10" x 8'11" (3.61 x 2.72)



Double glazed window to front, vertical radiator.



### Bedroom 3 8'10" x 6'11" (2.70 x 2.11)



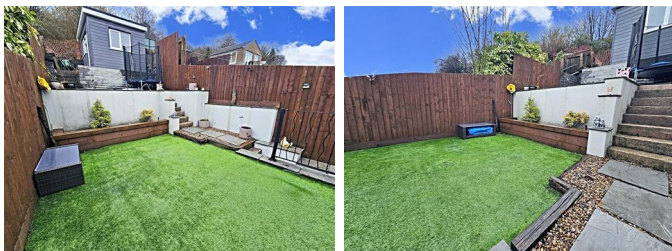
Double glazed window to front, vertical radiator.

### Bathroom



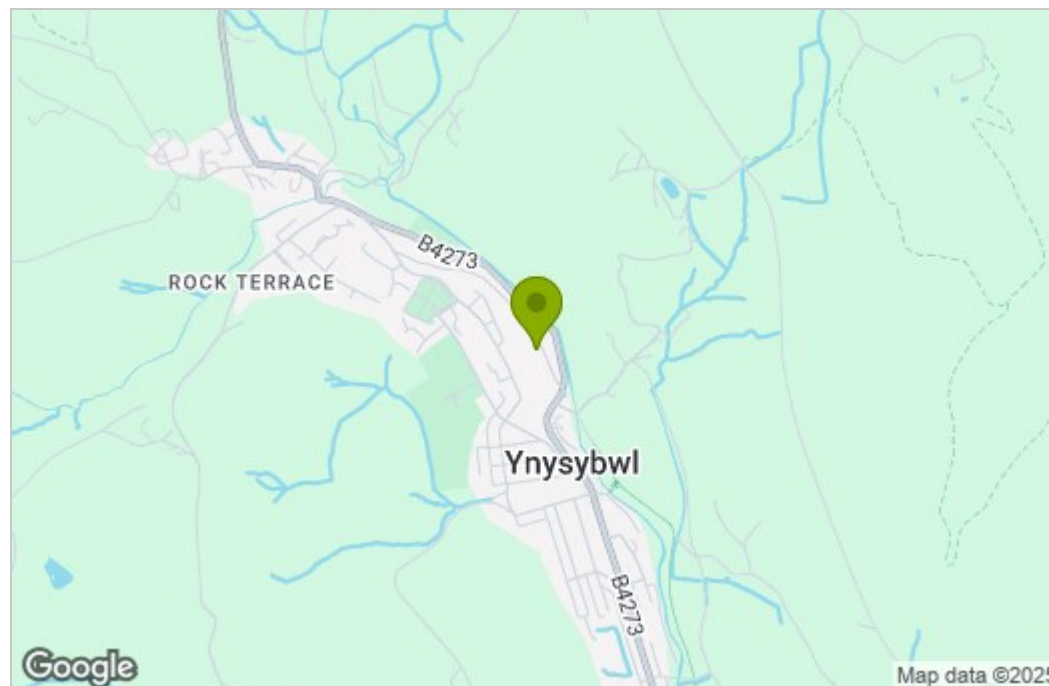
White three piece suite comprising P shaped shower bath with 'rainfall' overhead shower and separate hand held shower attachment, wc, wash hand basin, part tiled walls, chrome heated towel rail, extractor fan, double glazed window to rear.

### Outside



Paved yard with steps to garden area with artificial grass, storage shed and rear access.

## Area Map



| Energy Efficiency Rating                                                                                                                                                                                                                                                                                                           |  | Current                            | Potential                                                                             |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|------------------------------------|---------------------------------------------------------------------------------------|
| <p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>                                       |  | <p>76</p>                          | <p>88</p>                                                                             |
| <p><b>England &amp; Wales</b></p>                                                                                                                                                                                                                                                                                                  |  | <p>EU Directive<br/>2002/91/EC</p> |  |
| Environmental Impact (CO <sub>2</sub> ) Rating                                                                                                                                                                                                                                                                                     |  |                                    |                                                                                       |
|                                                                                                                                                                                                                                                                                                                                    |  | Current                            | Potential                                                                             |
| <p><i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i></p> |  |                                    |                                                                                       |
| <p><b>England &amp; Wales</b></p>                                                                                                                                                                                                                                                                                                  |  | <p>EU Directive<br/>2002/91/EC</p> |  |

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