



## 54 Coed Isaf Road, Pontypridd, CF37 1EN

**£225,000**

Nestled on Coed Isaf Road in the charming area of Maesycloed, this delightful semi-detached house presents an excellent opportunity for families and first-time buyers alike. Boasting three well-proportioned bedrooms, this property offers ample space for comfortable living. The two inviting reception rooms provide versatile areas for relaxation and entertaining, making it easy to create a warm and welcoming atmosphere.

The house features a practical shower room & separate wc, ensuring convenience for all residents. Additionally, there is parking available, which is a valuable asset in this popular residential development. The location is particularly advantageous, as it is situated on a local bus route, providing easy access to nearby amenities and transport links.

One of the standout features of this property is that it comes with no onward chain, allowing for a smooth and efficient purchasing process. Whether you are looking to settle down in a friendly community or seeking a sound investment, this home on Coed Isaf Road is sure to meet your needs. With its appealing layout and prime location, this property is not to be missed.



## Entrance Hall



Panelled entrance door with double glazed side panel, radiator, laminated wood flooring, staircase to first floor, understairs storage.

## Lounge 12'8" x 11'10" (3.87 x 3.61)



Double glazed window to front, two radiators, coved ceiling, fireplace with coal effect gas fire, archway leading into dining room.

## Dining Room 10'11" x 9'8" (3.35 x 2.96)



Double glazed window to rear, radiator, coved ceiling.

## Kitchen 10'11" x 8'1" (3.34 x 2.48)



Fitted with base and wall cupboards with tiled splash backs, stainless steel sink unit, gas cooker point, space for washing machine, radiator, tiled floor, double glazed window to rear, half glazed door to side.

## First Floor Landing

Double glazed window to side, attic access, airing cupboard with gas combi boiler.

## Bedroom 1 12'9" x 8'5" (3.90 x 2.59)



Double glazed window to front, radiator, fitted wardrobes.

## Bedroom 2 10'11" x 9'8" (3.34 x 2.97)



Double glazed window to rear, radiator.

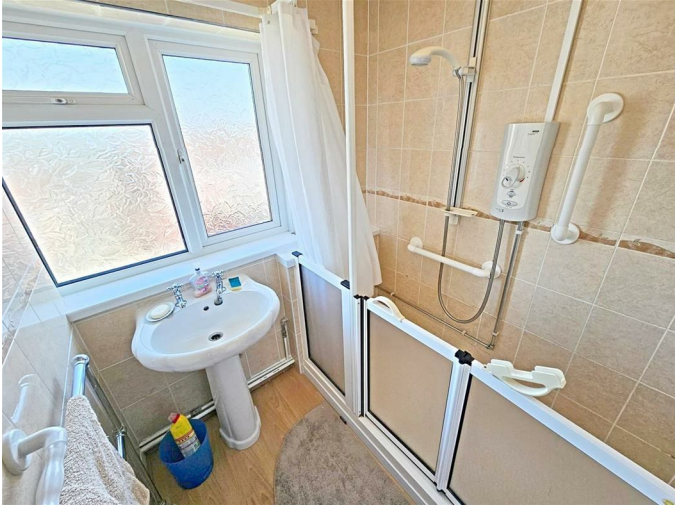
## Bedroom 3 9'9" x 7'6" (2.98 x 2.30)



Double glazed window to front, radiator, storage cupboard.



### Shower Room



Walk in shower area, wash hand basin, tiled walls, laminated wood flooring, chrome heated towel rail, double glazed window to rear.

### Separate WC

WC, part tiled walls, laminated wood flooring, double glazed window to rear.

### Outside



Lawned front garden with driveway providing off road parking.

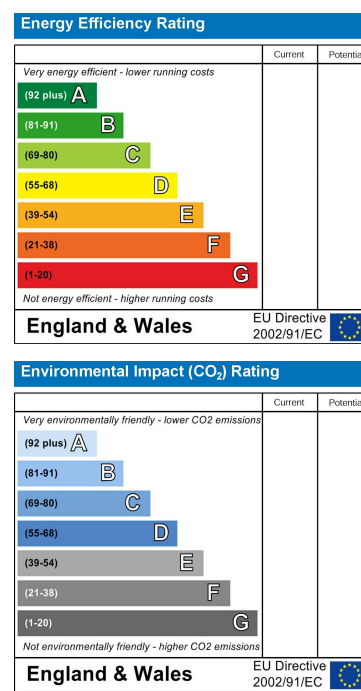
Good size rear garden with lawn, paved seating areas with views over the surrounding area.



## Floor Plan



## Area Map



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