



### **31 Sion Street, Pontypridd, CF37 4SD**

**£125,000**

**360 WALK THROUGH TOUR AVAILABLE TO VIEW NOW**

**\*\* End Terraced House \*\* Minutes From Town Centre & Amenities \*\* Ideal First Time Purchase \*\***

An excellent opportunity to purchase an end terraced house located within easy reach of many amenities, town centre, park and transport links.

Comprising living room, lounge, modern kitchen with appliances, utility/lobby, two bedrooms and first floor shower room.

There is a paved front garden overlooking the river and a terraced rear garden.

An ideal opportunity for first time buyers.

No onward chain.

Living Room 17'6" x 9'2" (5.34 x 2.80)



Half glazed entrance door, two double glazed windows to front, radiator.

#### Lobby

Tiled floor.

#### Cloaks/WC

WC, wash hand basin, tiled floor, double glazed window to front.

Lounge 12'11" x 11'8" (3.95 x 3.57)



Radiator.

Kitchen 12'10" x 6'9" (3.92 x 2.06)



Fitted with a range of modern cream loss base and wall cupboards with tiled splash backs, stainless steel sink unit, gas hob with extractor hood above, built in oven & microwave, integral dishwasher, space for fridge/freezer, tiled floor, double glazed window to side.

Utility/Lobby



Space for washing machine, radiator, staircase to first floor, understairs storage, double glazed window to rear, half glazed door to side.

#### First Floor Landing

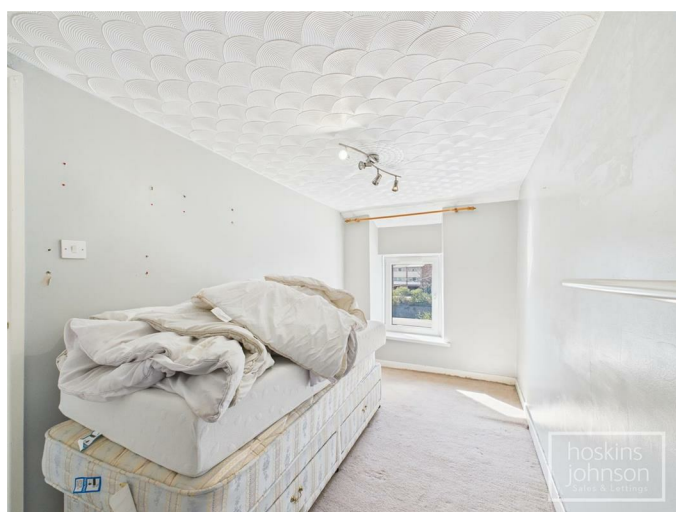
Half glazed door leading out to the garden, storage cupboard, attic access.

Bedroom 1 13'1" x 11'10" (3.99 x 3.62)



Double glazed window to front, radiator, storage cupboard.

Bedroom 2 12'11" x 7'0" (3.94 x 2.15)



Double glazed window to front, radiator.

## Shower Room



Tiled mains shower cubicle, wc, wash hand basin, part tiled walls, tiled floor, cupboard with gas combination boiler, radiator, double glazed window to rear.

## Outside

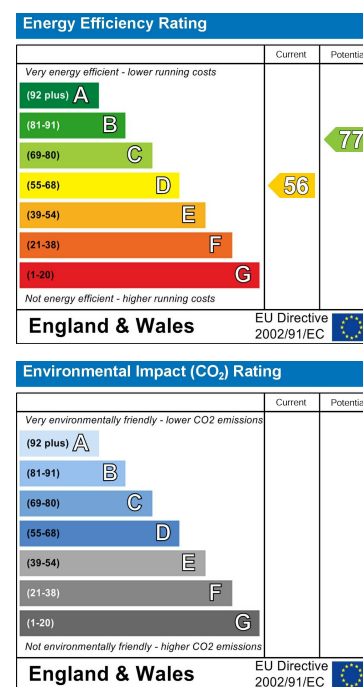
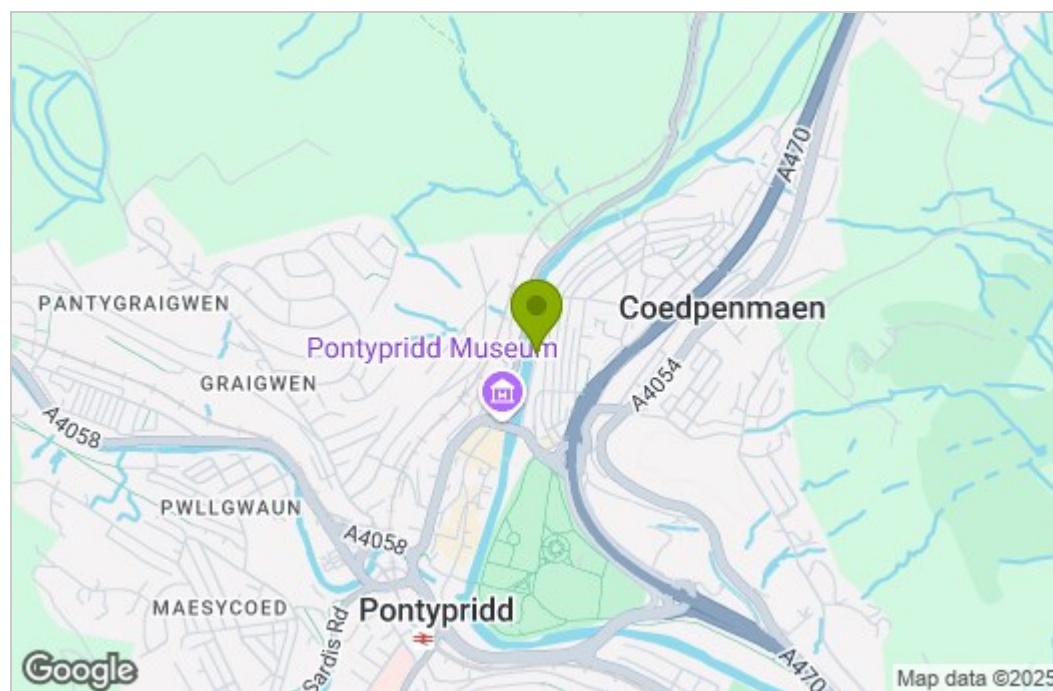


Paved front garden over looking River Taff.  
Terraced rear garden.

## Floor Plan



## Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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