



## **6 Vaughan Street, Pontypridd, CF37 1HR**

**£139,500**

Nestled in the heart of Pontypridd on Vaughan Street, this charming mid-terrace house presents an excellent opportunity for first-time buyers. With its inviting layout, the property boasts two spacious reception rooms, perfect for both relaxation and entertaining guests. The two well-proportioned bedrooms offer ample space for comfortable living, making it an ideal home for small families or couples.

The property features a well-maintained bathroom, ensuring convenience for daily routines. One of the standout features is the rear garden, which not only provides a private outdoor space for leisure and gardening but also benefits from lane access, adding to its practicality.

Situated just a short walk from local shops and schools, this home is perfectly positioned for those who appreciate the convenience of nearby amenities. The vibrant community of Pontypridd offers a blend of urban living with a touch of countryside charm, making it a desirable location for many.

This property is a wonderful opportunity to step onto the property ladder in a welcoming neighbourhood. Don't miss the chance to make this lovely house your new home.



## Entrance Hall



Half glazed entrance door, radiator, coved ceiling, staircase to first floor.

**Lounge 11'3" x 9'7" (3.44 x 2.94)**



Double glazed window to front, radiator, coved ceiling, laminated wood flooring.

**Living Room 11'8" x 11'1" (3.57 x 3.40)**



Radiator, coved ceiling, laminated wood flooring, wall mounted electric fire.

**Kitchen 15'1" x 6'1" (4.60 x 1.87)**



Fitted with a range of white gloss base and wall cupboards, stainless steel sink unit, ceramic hob and electric oven with extractor hood above, integral fridge and freezer, space for washing machine and tumble drier, concealed wall mounted gas combi boiler, understairs storage cupboard, laminated wood flooring, skylight, two double glazed windows and door leading out to garden.

## First Floor Landing



Double glazed window to rear, coved ceiling.

**Bedroom 1 16'6" x 7'8" (5.04 x 2.35)**



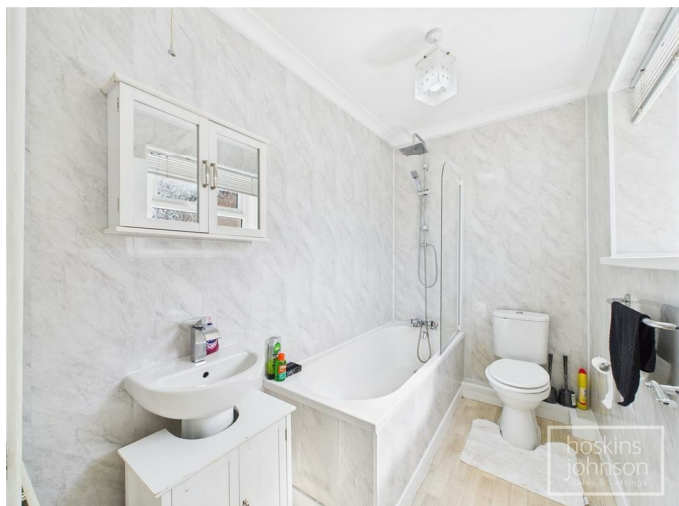
Double glazed window to front, radiator, coved ceiling, laminated wood flooring.

**Bedroom 2 13'5" x 6'3" (4.10 x 1.93)**



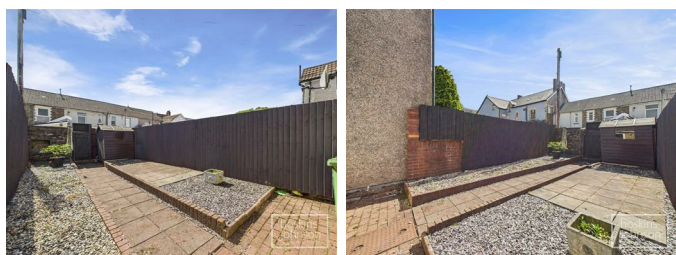
Double glazed window to front, radiator, coved ceiling, laminated wood flooring., attic access.

## Bathroom



White three piece suite comprising panelled bath with shower mixer tap, wc, wash hand basin, panelled walls, radiator, coved ceiling, cushioned flooring, double glazed window to rear.

## Outside

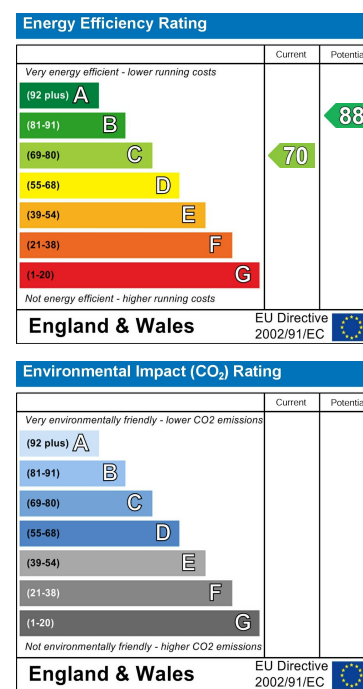
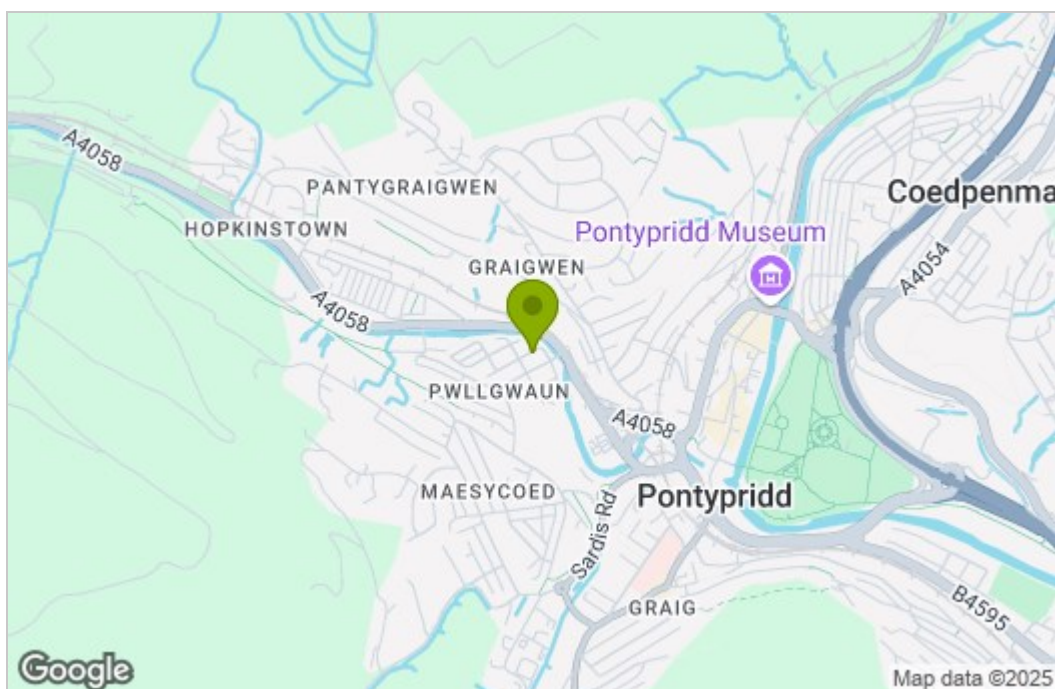


Paved and gravelled rear garden with lane access.

## Area Map



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