



## 63 Berw Road, Pontypridd, CF37 2AB

### Open To Offers £165,000

360 WALK THROUGH TOUR AVAILABLE

Welcome to this charming mid-terrace house located on Berw Road in Pontypridd! This property is an ideal family home with its two reception rooms, three bedrooms, and a modern kitchen/breakfast room that offers ample space for a table & chairs.

As you approach the house, you'll be greeted by its attractive bay front, adding character to the exterior. Inside, the property boasts three well-proportioned bedrooms, perfect for a growing family or those in need of extra space.

One of the highlights of this lovely home is the sunny garden, providing a perfect spot for outdoor relaxation or entertaining guests. Whether you're looking to enjoy a morning coffee in the sunshine or host a summer barbecue, this garden offers a delightful retreat.



### Entrance Lobby

Panelled entrance door, tiled floor and walls.

### Hallway



Glazed door, radiator, laminated wood flooring, large understairs storage cupboard.

### Lounge/Diner 21'10" x 11'3" (6.68 x 3.45)



Double glazed bay window to front, two radiators, coved ceiling, laminated wood flooring.

### Kitchen/Breakfast Room 15'3" x 11'1" (4.65 x 3.39)



Good size kitchen/breakfast room with space for table and chairs and comprising cream gloss 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, tumble drier and fridge/freezer, radiator, ceiling spotlights, laminated wood flooring, half glazed door to rear.

### Sitting Room 9'10" x 9'0" (3.01 x 2.75)



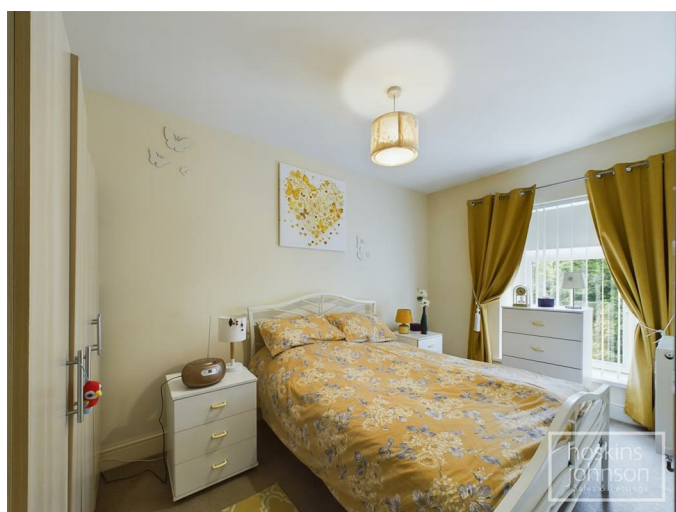
Double glazed window to side, radiator, laminated wood flooring.

### First Floor Landing



Attic access.

### Bedroom 1 13'3" x 7'8" (4.05 x 2.35)



Double glazed window to front, radiator.

Bedroom 2 8'10" x 8'5" (2.70 x 2.59)



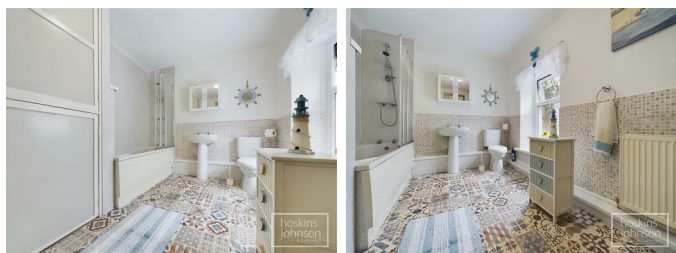
Double glazed window to rear, radiator.

Bedroom 3 10'2" x 7'2" (3.10 x 2.19)



Double glazed window to front, radiator.

Bathroom



White three piece suite comprising panelled bath with mains shower and panelled walls, wc, wash hand basin, part tiled walls, wall mounted gas combination boiler, storage cupboard, double glazed window to side.

Outside



Paved forecourt.

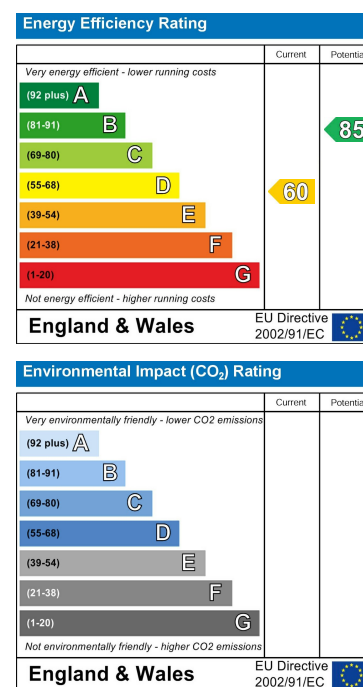
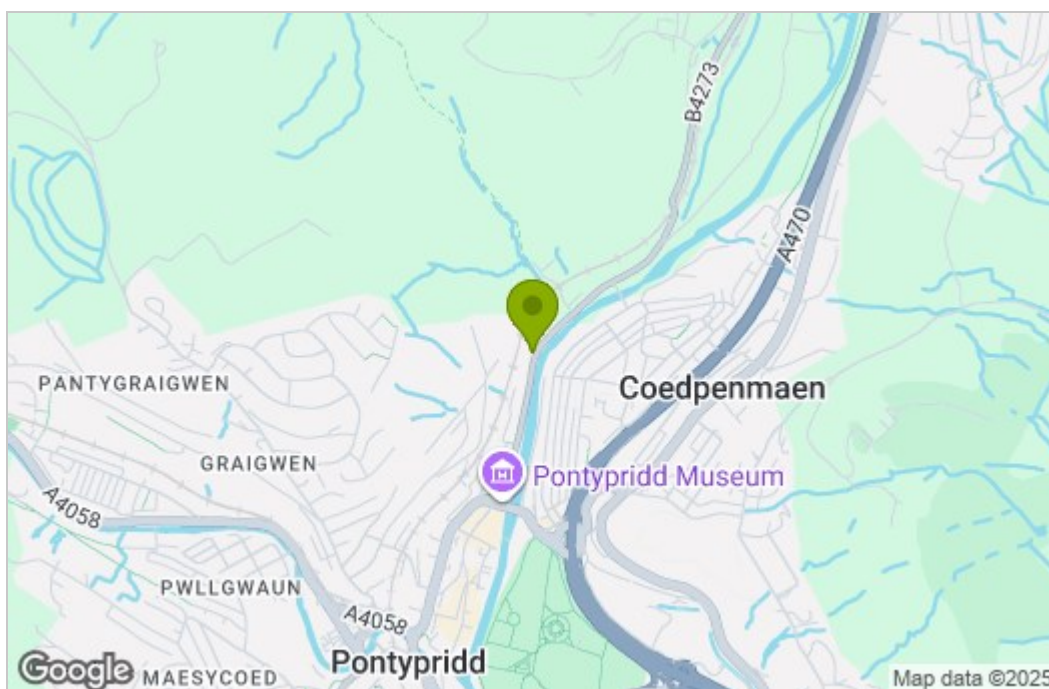
Terraced garden with paved seating area, artificial grass and garage/storage shed with lane access.



## 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.

22 Market Street, Pontypridd, CF37 2ST

Tel: 01443 404093 Email: [pontypridd@hoskinsjohnson.co.uk](mailto:pontypridd@hoskinsjohnson.co.uk) [www.hoskinsjohnson.co.uk](http://www.hoskinsjohnson.co.uk)