



65 High Street, Pontypridd, CF37 3EE

£115,000

**** Popular Village Location ** Garden with Views Over local Area & Surrounding Hills ****

A mid terraced house offering excellent potential for any future purchaser.

Comprising entrance hall, large lounge/diner, good size kitchen/breakfast room, two bedrooms, dressing room/study and first floor shower/wet room.

There is a good size garden with decked seating area and lawn.

Close to local amenities, shops, school and minutes from main roads and town centre.

In need of some updating but well maintained throughout.

No chain.

Entrance Hall

Double glazed entrance door, radiator, staircase to first floor.

Lounge/Diner 20'11" x 12'7" (6.38 x 3.85)



Double glazed windows to front and rear, two radiators, coved ceiling, feature fireplace.

Kitchen/Breakfast Room 13'8" x 9'8" (4.19 x 2.96)



Excellent size kitchen/breakfast room with ample space for table and chairs, base and wall cupboards with tiled splash backs, stainless steel sink unit, gas cooker point, space for washing machine and under counter fridge & freezer, tiled floor, radiator, coved ceiling, understairs storage, double glazed window to rear, double glazed window and half glazed door to side.

First Floor Landing

Attic access with drop down ladder and part boarded floor.

Bedroom 1 13'8" x 11'10" max 8'9" min (4.17 x 3.63 max 2.68 min)



Two double glazed windows to front, radiator, built in wardrobes.

Bedroom 2 9'9" x 8'5" (2.98 x 2.59)



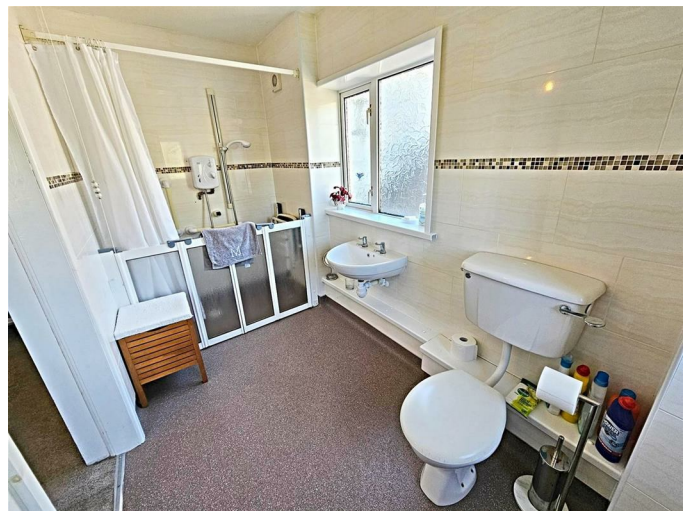
Double glazed window to rear, radiator.

Dressing Room/Study 14'5" x 4'10" (4.41 x 1.48)



Double glazed window to rear, radiator, walk in storage cupboard with gas combination boiler.

Shower/Wet Room



Walk in shower area, wc, wash hand basin, tiled walls, radiator, double glazed windows to side and rear.

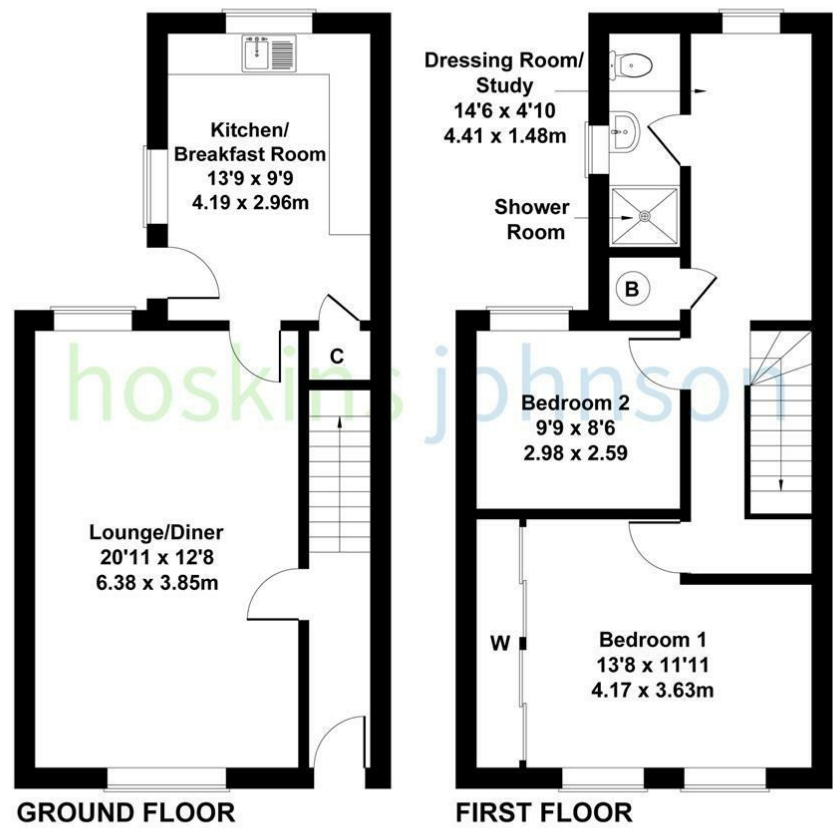
Outside



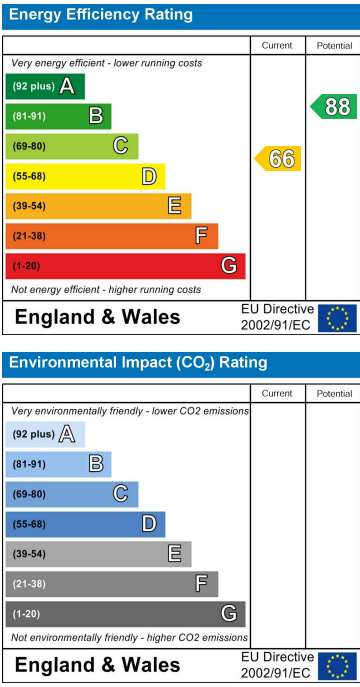
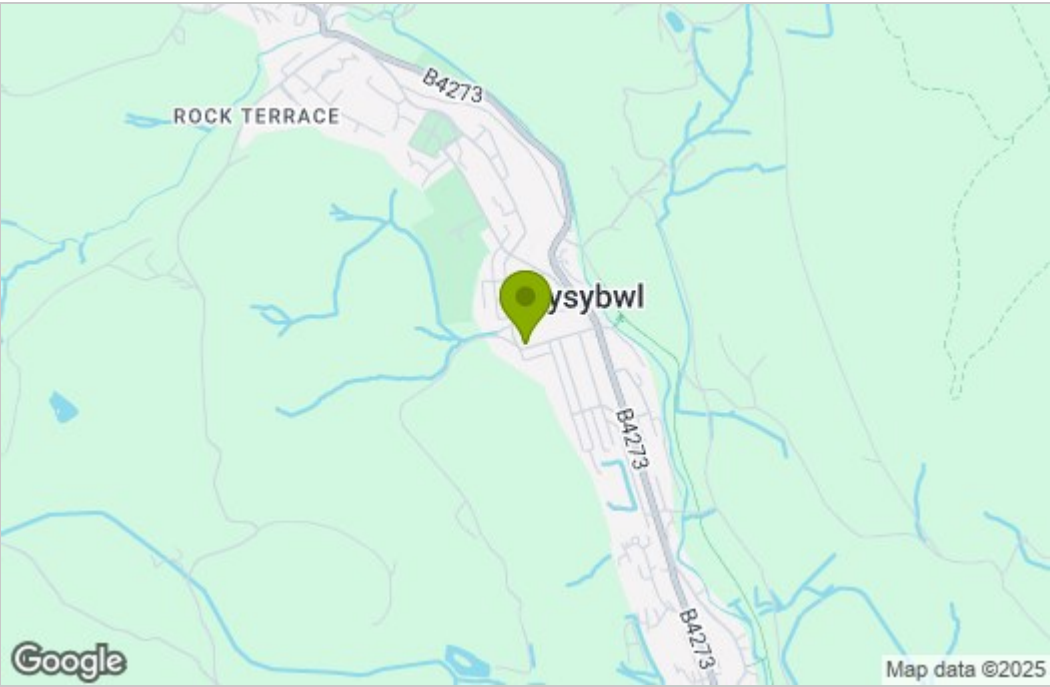
Good size rear garden with with views over the surrounding area and hills.
Decked seating area, lawn and basement storage.

65 High Street, Ynysybwl

Approximate Gross Internal Area
947 sq ft - 88 sq m



Not to Scale. Produced by The Plan Portal 2025
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