

## 28 Pritchard Street, Treharris, CF46 5HS

**£113,500**

Take a look at this delightful mid-terrace house, which presents an excellent opportunity for first-time buyers and investors alike. The property boasts a well-designed layout, featuring two welcoming reception rooms that provides a perfect space for relaxation and entertaining guests.

The heart of the home is undoubtedly the modern kitchen, which is equipped with contemporary fittings and ample storage, making it a joy for any aspiring chef. The property offers two generously sized double bedrooms, ensuring comfort and privacy for all occupants. The bathroom is conveniently located, catering to the needs of a busy household.

One of the standout features of this property is the good-sized, level rear garden. This outdoor space is ideal for enjoying sunny days, hosting barbecues, or simply unwinding in a tranquil setting.

With no onward chain, this home is ready for you to move in without delay. Whether you are looking to make your first step onto the property ladder or seeking a promising investment opportunity, this house on Pritchard Street is not to be missed. Embrace the chance to create lasting memories in this lovely home.



## Entrance Hall



Double glazed entrance door, radiator, understairs storage cupboard.

**Lounge 10'6" x 9'0" (3.21 x 2.76)**



Double glazed window to front, radiator, coved ceiling, open plan to living room.

**Living Room 10'11" x 10'6" (3.33 x 3.22)**



Radiator, coved ceiling.

**Kitchen 9'8" x 8'2" (2.95 x 2.49)**



Modern fitted kitchen in white and comprising 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 and fridge/freezer, vertical radiator, double glazed window and door to rear garden.

## Bathroom



Modern three piece suite in white comprising panelled bath with shower, wc, wash hand basin, part panelled walls, radiator, double glazed window to rear.

## First Floor Landing

Attic access.

**Bedroom 1 13'10" x 9'10" (4.23 x 3.02)**



Two double glazed windows to front, radiator.

**Bedroom 2 10'9" x 9'0" (3.28 x 2.76)**



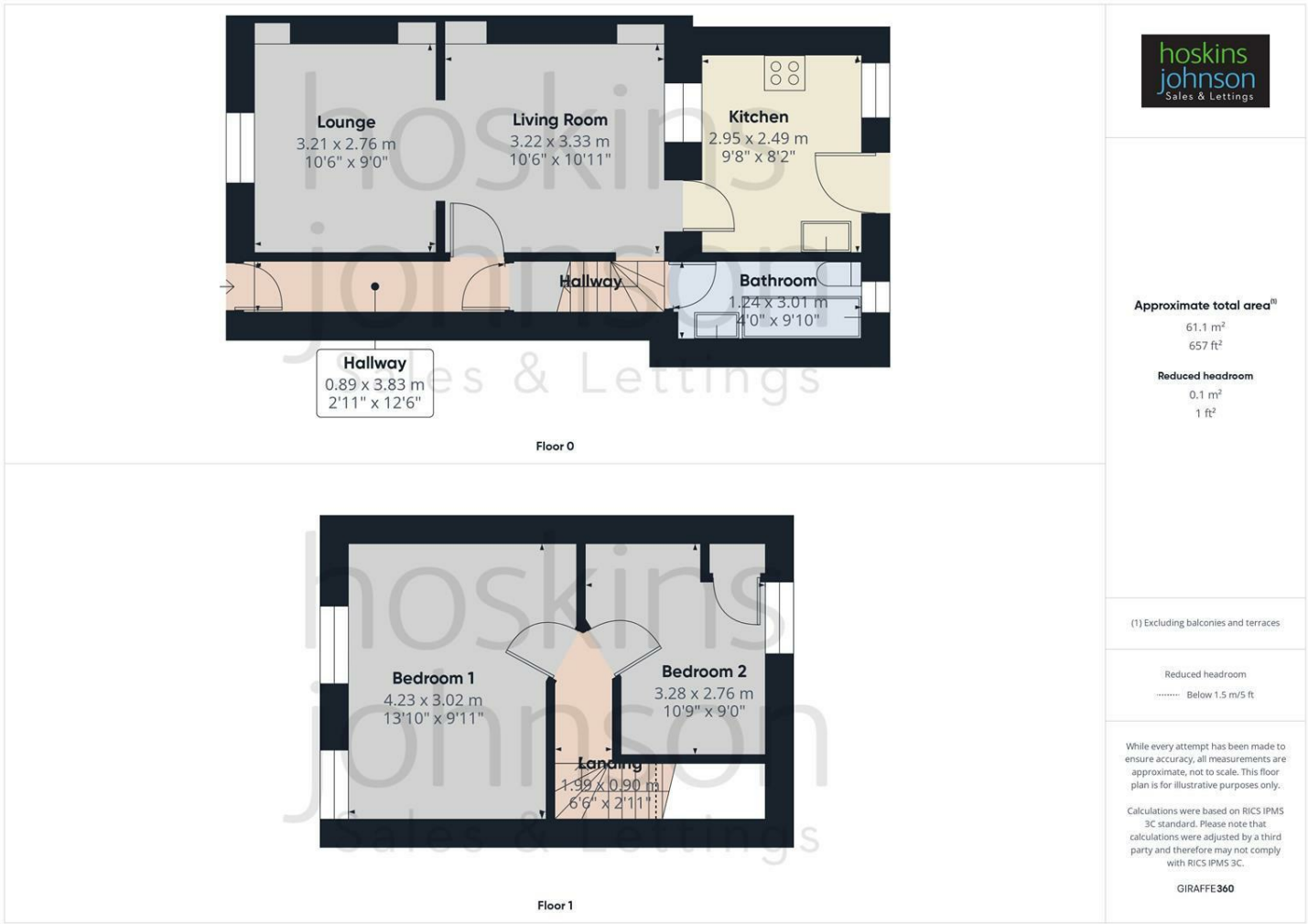
Double glazed window to rear, radiator, airing cupboard with gas combination boiler.

## Outside

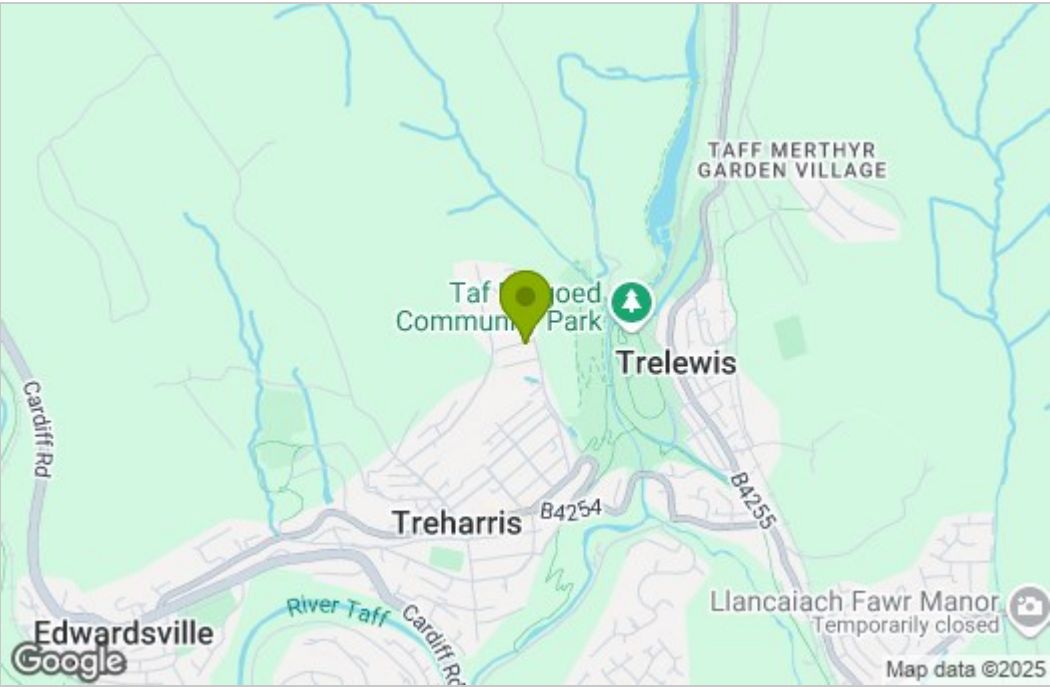


Good size level rear garden with paved seating area and lawn.

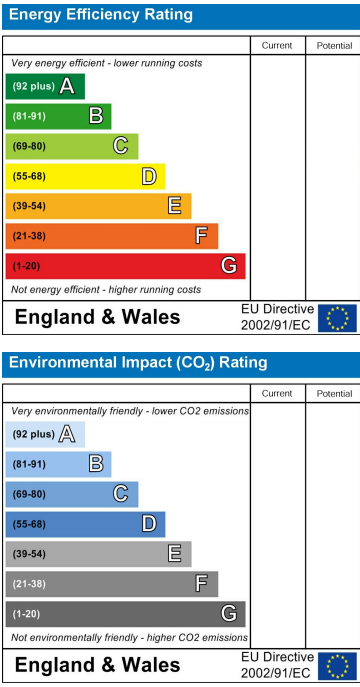
Floor Plan



Area Map



Energy Efficiency Graph



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