



## **45 Oakland Terrace, Pontypridd, CF37 4HB**

**£175,000**

Situated in Oakland Terrace, Cilfynydd, this delightful semi-detached house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The large lounge and dining area provide a welcoming atmosphere, perfect for both relaxation and entertaining guests.

The house features two bathrooms, ensuring that morning routines are smooth and hassle-free. The rear garden is a true highlight, boasting stunning hillside views that create a serene backdrop for outdoor activities or simply enjoying a quiet moment in nature.

Situated in a popular location, this home is conveniently close to local amenities, making daily errands and leisure activities easily accessible. Whether you are looking for a family home or a peaceful retreat, this property offers a wonderful opportunity to enjoy comfortable living in a desirable area. Don't miss the chance to make this lovely house your new home.



## Entrance Hall



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

## Lounge/Diner 20'9" x 11'8" (6.33 x 3.57)



Double glazed windows to front and rear, two radiators, coved ceiling, laminated wood flooring.

## Kitchen 11'8" x 8'9" (3.58 x 2.68)



Fitted with matching base and wall cupboards with tiled splash backs, stainless steel sink unit, electric oven & hob with extractor hood above, wall mounted gas combination boiler, space for washing machine and fridge/freezer, radiator, coved ceiling, double glazed window to side.

## Lobby

half glazed door to side, radiator, coved ceiling.

## Bathroom



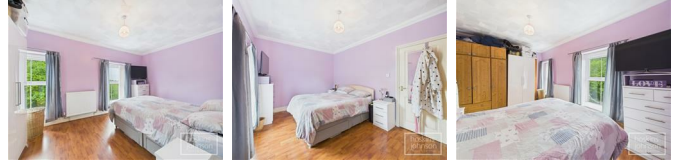
Three piece suite in white comprising panelled bath

with electric shower, wc, wash hand basin, part tiled walls, tiled floor, radiator, coved ceiling, double glazed window to rear.

## First Floor Landing

Coved ceiling, storage cupboard, access to part boarded attic via folding ladder.

## Bedroom 1 15'5" x 9'10" (4.72 x 3.00)



Two double glazed windows to front, radiator, coved ceiling, laminated wood flooring.

## Bedroom 2 10'7" x 9'4" (3.23 x 2.85)



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

## Bedroom 3 9'0" x 8'8" (2.76 x 2.66)



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

## En-Suite Shower Room



Tiled mains shower cubicle with 'rainfall' shower head and separate hand held attachment, wc, wash hand basin, chrome heated towel rail, extractor fan, skylight.

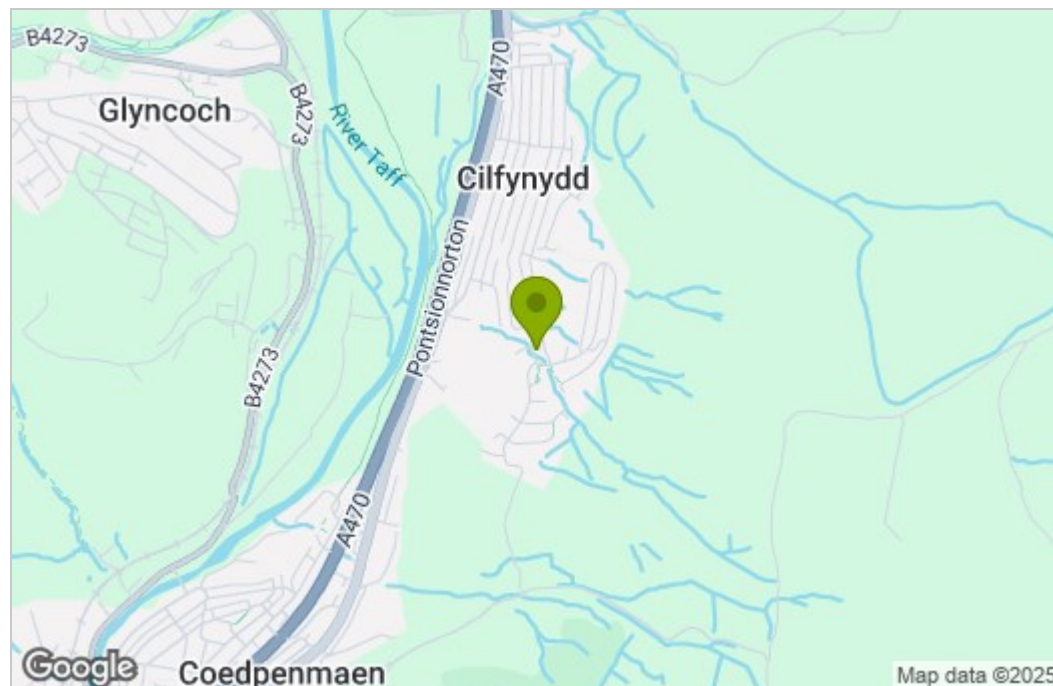
## Outside



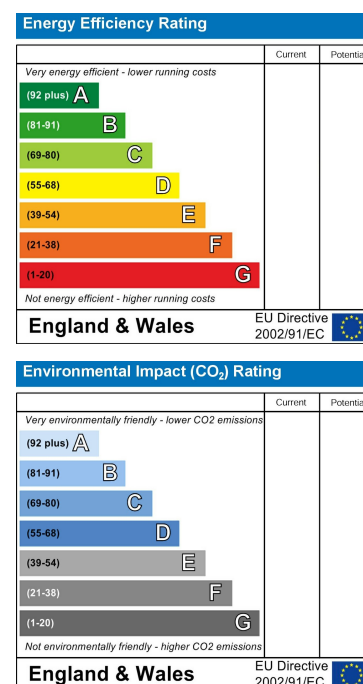
Small forecourt.

Side pedestrian access leads to a paved yard and steps to a level garden with hillside views, seating areas, artificial grass and lane access.

## Area Map



### Energy Efficiency Graph



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