



## 15 Scarborough Road, Pontypridd, CF37 4DS

**£155,000**

\*\* HOUSE AND PLOT \*\* PLOT IDEAL FOR PARKING OR GARAGE (subject to permission) \*\*

Located on Scarborough Road in the market town of Pontypridd, this mid-terrace house presents an excellent opportunity for families and professionals alike. With three well-proportioned bedrooms, this property offers ample space for comfortable living. The good-sized reception room serves as a welcoming area for relaxation and entertaining, making it the heart of the home.

The property boasts a decked garden, perfect for enjoying the outdoors, and includes convenient storage options. Additionally, the garden provides lane access, enhancing the practicality of the space.

One of the standout features of this home is the plot of land located opposite, which presents exciting possibilities for off-road parking or even the potential construction of a garage, subject to planning permission.

The location is particularly advantageous, as it is ideally situated for easy access to the town centre, local schools, and transport links, making daily commutes and errands a breeze.

## Entrance Hall



Double glazed entrance door, staircase to first floor.

Lounge/Diner 20'9" x 10'5" (6.35 x 3.20)



Double glazed window to front, radiator, coved ceiling, stone firegrate with fitted gas fire and back boiler, understairs storage.

Kitchen 12'11" x 6'7" (3.95 x 2.02)



Fitted base and wall cupboards with tiled splash backs, stainless steel sink unit, gas cooker point, space for washing machine and fridge/freezer, radiator, coved ceiling, tiled floor, breakfast bar, double glazed window to rear.

## Lobby

Double glazed door to rear, tiled floor.

## Bathroom



Fitted with panelled bath, wc, wash hand basin, large walk in tiled shower, radiator, double glazed window to rear.

## First Floor Landing

Coved ceiling, attic access.

Bedroom 1 10'0" x 9'11" (3.07 x 3.04)



Two double glazed windows to front, radiator, coved ceiling, fitted wardrobes.

Bedroom 2 10'4" x 7'6" (3.17 x 2.30)



Double glazed window to rear, airing cupboard.

Bedroom 3 7'4" x 7'2" (2.26 x 2.19)



Double glazed window to rear, radiator, coved ceiling.

## Outside

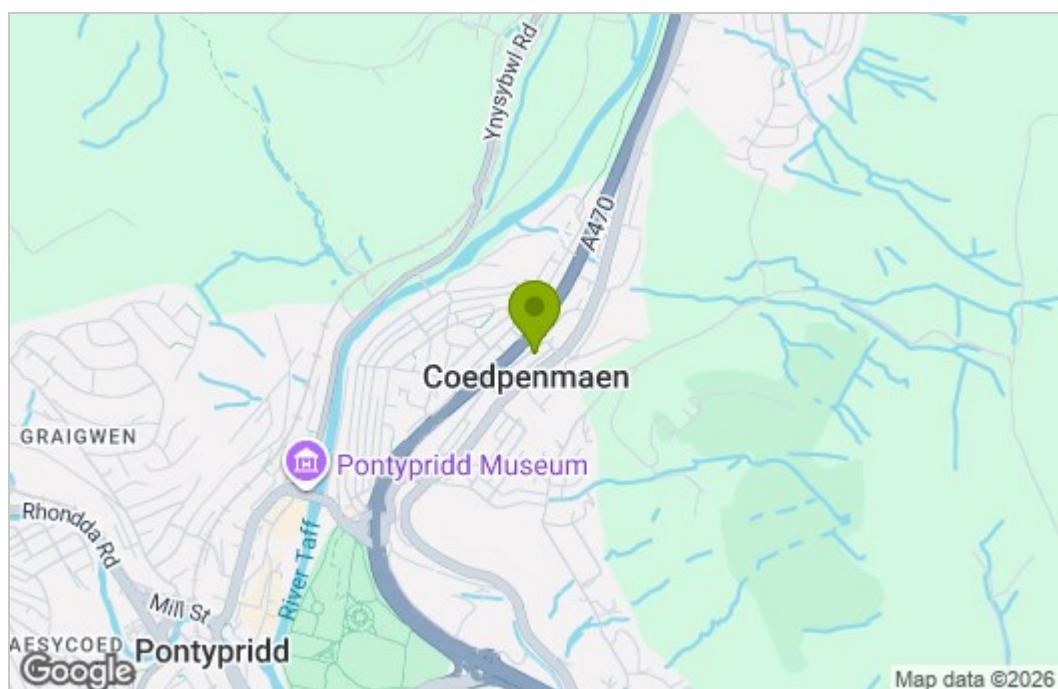


Decked rear garden with lane access and storage.  
Plot of land opposite the house ideal for off road  
parking or construction of a garage (subject to  
permission being obtained).

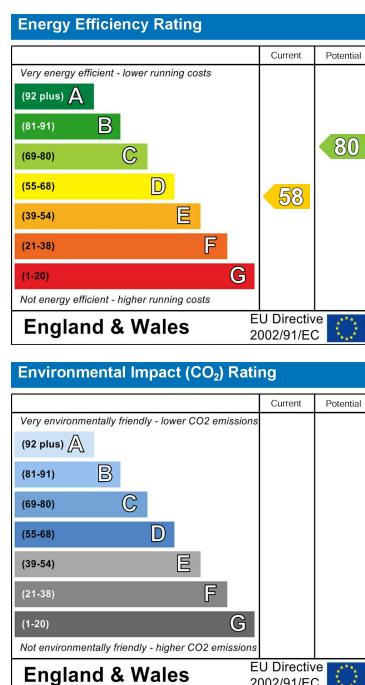
## Floor Plan



## Area Map



## Energy Efficiency Graph



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