



**15 Paget Street, Pontypridd, CF37 3LF**

**£132,500**

**\*\* Village Location - Close to Amenities \*\* Ideal First Time Purchase \*\***

Viewing recommended on this well presented mid terraced house located in the popular village of Ynysybwll - walking distance of school, shops, doctors and many amenities.

Comprising entrance lobby, lounge/diner, modern kitchen with oven & hob, two bedrooms and refitted, first floor bathroom.

There is a paved, level garden together with double glazing and gas central heating.

An ideal opportunity for first time buyers and offered with no onward chain.



#### Entrance Lobby

Double glazed entrance door, laminated wood flooring.

#### Lounge/Diner 20'9" 14'6" (6.33 4.43)



Double glazed windows to front and rear, three radiators, coved ceiling, laminated wood flooring, staircase to first floor, understairs storage.

#### Kitchen 10'5" x 7'6" (3.18 x 2.29)



Fitted with modern, white gloss base and wall cupboards with tiled splash backs, stainless steel sink unit, ceramic hob and electric oven with extractor hood above, space for washing machine and fridge/freezer, radiator, vinyl flooring, double glazed window to rear, half glazed door to side.

#### First Floor Landing



Attic access.

#### Bedroom 1 14'5" x 10'0" (4.41 x 3.06)



Two double glazed windows to front, radiator.

#### Bedroom 2 10'2" x 8'9" (3.11 x 2.68)



Double glazed window to rear, radiator.

#### Bathroom/WC



White three piece suite comprising panelled bath with shower mixer tap, wc, wash hand basin, wall mounted gas combination boiler, radiator, vinyl flooring, storage cupboard, double glazed window to side.

#### Rear Garden

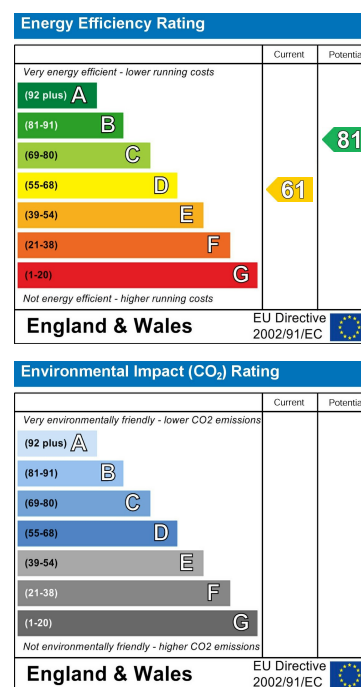
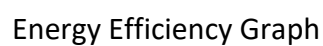
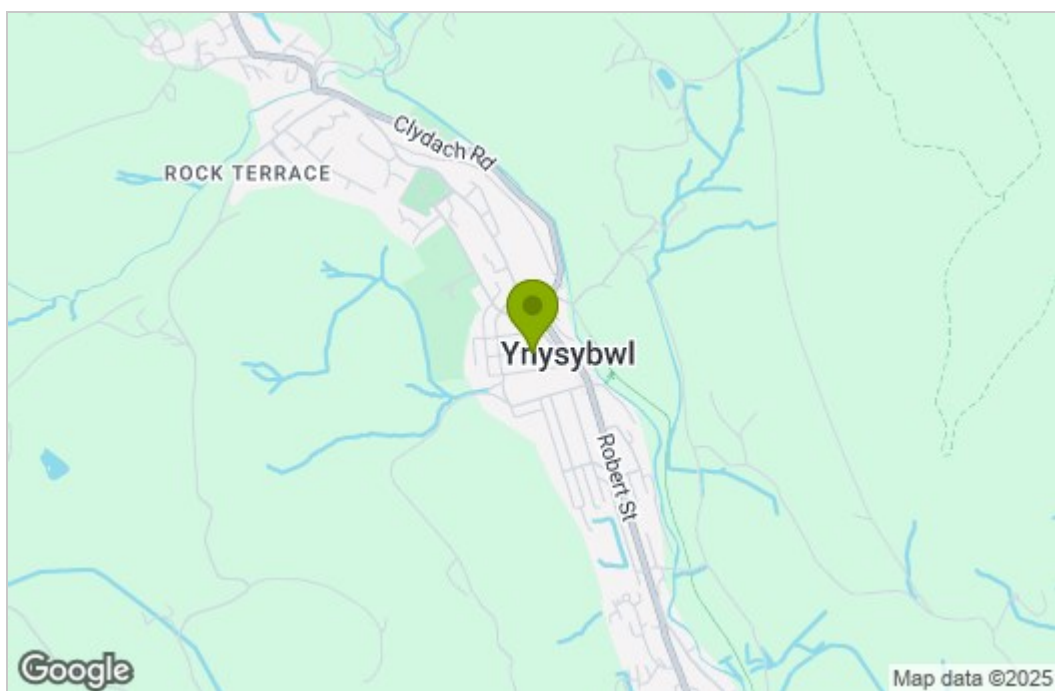


Good size level rear garden with large paved patio and gravelled area.

## Floor Plan



## Area Map



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