



**4 Penygraig Terrace, Pontypridd, CF37 3HT**

**£90,000**

**\*\* Village Location \*\* In Need of Improvement \*\* Three Bedrooms \*\***

Located in the heart of the popular village of Ynysybwl, minutes from local amenities, shops, school and countryside walks.

The property is in need of some improvement and modernisation but never the less offers excellent potential.

Comprising entrance hall, lounge, living room, kitchen, bathroom and three bedrooms.

There is a small forecourt and a rear garden with external storage/utility.

Offered with no chain.

### Entrance Hall

Wood and glass entrance door, radiator, coved ceiling, staircase to first floor.

### Lounge 12'10" x 9'0" (3.90 x 2.74)

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

### Living Room 12'8" x 10'5" (3.87 x 3.17)

Double glazed window to rear, radiator, coved ceiling.

### Kitchen 9'5" x 8'9" (2.87 x 2.67)

Fitted base and wall units with tiled splash backs, electric cooker point, tiled floor, radiator, understairs cupboard, double glazed window and half glazed door to side.

### Bathroom/WC

White three piece suite comprising of panelled bath, wc, wash hand basin, part tiled walls, tiled floor, radiator, double glazed windows to side and rear.

### First Floor Landing

Double glazed window to rear, coved ceiling.

### Bedroom 1 11'0" x 8'8" (3.35 x 2.64)

Double glazed window to front, radiator.

### Bedroom 2 10'6" x 8'6" (3.21 x 2.60)

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

### Bedroom 3 8'0" x 7'5" (2.44 x 2.26)

Double glazed window to front, radiator, attic access.

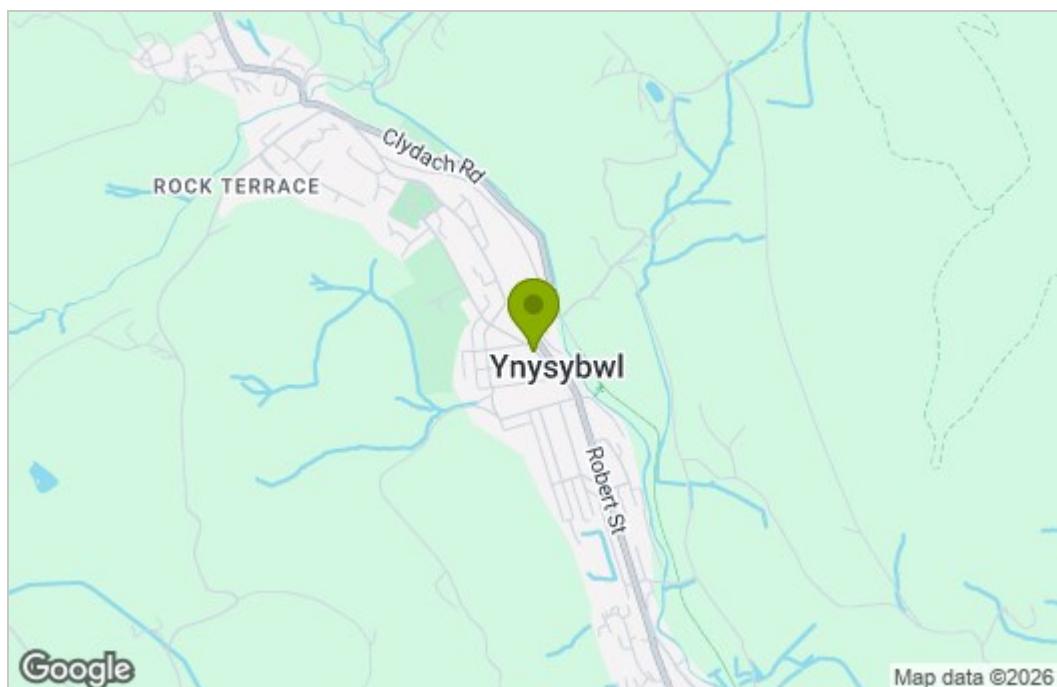
### Outside

Rear yard with utility.

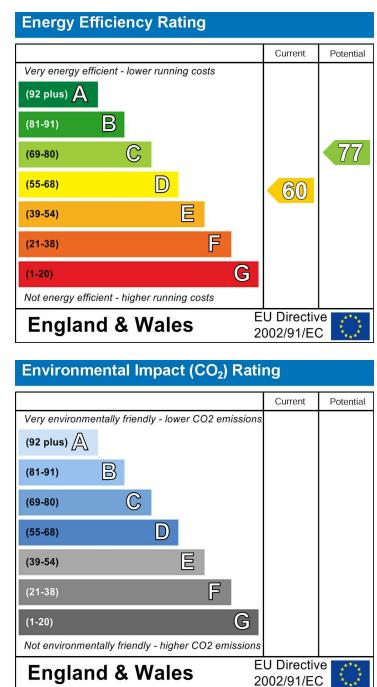
Steps up to garden.

## Floor Plan

## Area Map



## Energy Efficiency Graph



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