



39 Mackintosh Road, Pontypridd, CF37 4AG

£265,000

360 WALK THROUGH TOUR AVAILABLE

**** Substantial Family Home ** Four Bedrooms ** Versatile Accommodation ** Two Shower Rooms ****

Early viewing is a must to fully appreciate the accommodation on offer in this bay fronted home.

Located in the popular residential area of The Common, close to Town Centre, main roads and scenic walks.

The versatile accommodation is arranged over three floors and comprises entrance hall, lounge, living room, sunroom, modern kitchen with open plan dining room, sitting room/home office, utility space, two modern shower rooms and four bedrooms.

There is a mature, pleasant rear garden with composite decking and lane access.

Highly recommended.

Ground Floor

Entrance Hall



Double glazed entrance door, radiator, coved ceiling, laminated wood flooring, stairs to first and lower ground floors.

Lounge 13'6" x 10'5" (4.12 x 3.18)



Double glazed bay window to front, radiator, coved ceiling, laminated wood flooring, log burner, arch access into living room.

Living Room 11'0" x 9'7" (3.36 x 2.93)



Radiator, coved ceiling, laminated wood flooring.

Sun Room 10'11" x 5'9" (3.34 x 1.76)



Radiator, laminated wood flooring, windows overlooking garden.

Kitchen 10'7" x 7'2" (3.23 x 2.19)



Refitted kitchen with a range of modern base and wall cupboards with tiled splash backs, stainless steel sink

unit, gas hob and electric oven with extractor hood above, space for fridge/freezer, coved ceiling, laminated wood flooring, open plan to dining room.

Dining Room 10'8" x 9'2" (3.26 x 2.80)



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

Lower Ground Floor

Sitting Room/Office 15'3" x 9'4" (4.67 x 2.85)



Two double glazed windows to rear, modern vertical radiator, ceiling spotlights, laminated wood flooring.

Utility Space



Space for washing machine and tumble drier, tiled floor, door into garden.

Shower Room



Modern shower room with large walk in shower, wc, round counter top basin and vanity unit, tiled walls and floor, chrome towel rail, ceiling spotlights, extractor fan.

First Floor Landing



Radiator, covered ceiling, attic access with pull down ladder, storage cupboard.

Bedroom 1 10'7" x 9'9" (3.25 x 2.99)



Double glazed window to front, radiator, laminated wood flooring, hanging recess.

Bedroom 2 11'6" x 10'10" (3.51 x 3.31)



Double glazed window to rear, radiator, storage cupboard with wall mounted gas combination boiler.

Bedroom 3 11'2" x 9'11" (3.41 x 3.04)



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

Bedroom 4 7'8" x 6'3" (2.36 x 1.91)



Double glazed window to front, covered ceiling.

Shower Room



Modern suite in white and comprising tiled mains shower cubicle, wc with concealed cistern, wash hand basin, storage cupboards, tiled walls and floor, chrome towel rail, double glazed window to side.

Outside



Small forecourt.

Mature rear garden with composite decking, floor beds and lane access.

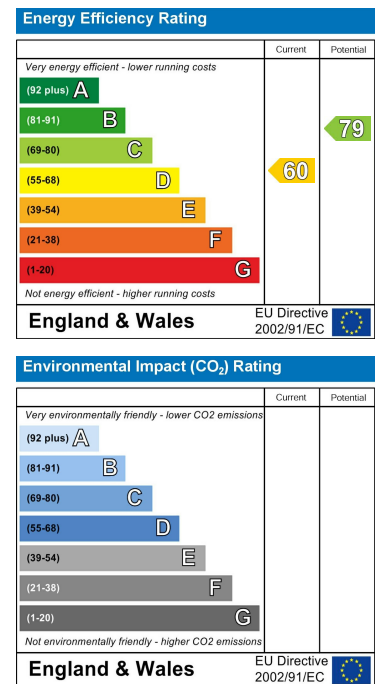
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

22 Market Street, Pontypridd, CF37 2ST

Tel: 01443 404093 Email: pontypridd@hoskinsjohnson.co.uk www.hoskinsjohnson.co.uk