



18 THE PARADE
CHURCH VILLAGE
PONTYPRIDD CF38 1BU

ASKING PRICE OF
£189,950



END TERRACE PROPERTY



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****RECENTLY DECORATED THREE
BEDROOM HOME ** POPULAR
LOCATION ** NO CHAIN ** GARAGE****

A delightful three bedroom property in the popular location of Church Village. A good sized Lounge and Dining Room leading to a neat fitted Kitchen. Ground floor Family Bathroom and separate WC. To the first floor are Three Bedrooms. Gas central heating. Double glazed windows. Low maintenance paved courtyard rear garden. Garage. No Chain. EPC Rating: C

LOCATION

Situated within easy access to many amenities including shops, leisure facilities, schools and public transport links and also has nearby links to the A470 and M4 providing easy access to Cardiff City Centre, Vale of Glamorgan, Llantrisant, Bridgend and Pontypridd.

ENTRANCE HALLWAY

Approached via a upvc double glazed entrance door. Staircase to first floor. Under-stair storage cupboard. Radiator.

LOUNGE AND DINING ROOM

21' 11" x 10' 1" (widening to 3.83)(6.69m x 3.08m)
Upvc double glazed windows to front and rear. Door to kitchen. Radiator.

KITCHEN

9' 10" x 8' 9" (3.01m x 2.69m)
A range of base and wall cabinets appointed along two sides with laminate work surface above. Inset stainless steel sink and drainer. Integrated oven with inset four ring induction hob and cooker hood. Space for fridge and plumbing for washing machine. Double glazed window and door to side. Laminate flooring.

FAMILY BATHROOM

5' 9" x 6' 6" (1.76m x 1.99m)
White suite comprising panelled bath with shower over. Wall tiling to splash back areas. Vanity wash hand basin with storage below. Tiled flooring. Obscured glass window to rear. Cupboard housing combi gas central heating boiler.

TENURE: FREEHOLD

COUNCIL TAX BAND: C

FLOOR AREA APPROX : 872 SQ.FT.

VIEWING: STRICTLY BY APPOINTMENT

SEPARATE CLOAKROOM

5' 6" x 2' 10" (1.70m x 0.87m)
Low level suite. Obscured glass window to side.

FIRST FLOOR

BEDROOM ONE

10' 5"(max)x 11' 1" (3.19m x 3.39m)
A good sized primary bedroom overlooking the front entrance. Upvc double glazed windows. Radiator.

BEDROOM TWO

10' 4"(max) x 10' 2" (3.16m x 3.12m)
A second double bedroom with double glazed windows to rear. Radiator.

BEDROOM THREE

11' 1" x 5' 7" (3.39m x 1.71m)
Upvc double glazed windows to front. Radiator.

OUTSIDE

FRONT GARDEN

Paved courtyard garden.

REAR GARDEN

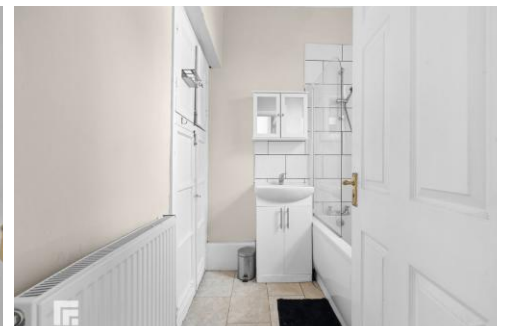
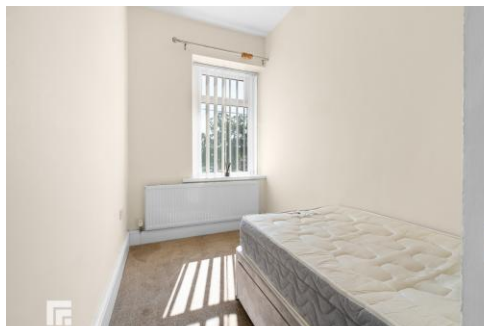
Paved courtyard garden with pedestrian access to the rear lane. Outside tap. Garage.

GARAGE

9' 11" x 19' 3" (3.03m x 5.88m)
Single garage with electric roller shutter doors with access to lane. Power and lighting. Window facing courtyard



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GROUND FLOOR
530 sq.ft. (49.3 sq.m.) approx.

1ST FLOOR
342 sq.ft. (31.8 sq.m.) approx.



TOTAL FLOOR AREA : 872 sq.ft. (81.0 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metrox 02025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		69 C	86 B

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