



26 Graig Terrace, Pontypridd, CF37 1NH

£145,000

**** Ideal first time purchase ** Walking distance of Train Station & Town Centre ****

Early viewing is recommended on this well presented mid terraced house.

Ideally located for the Town Centre, Train Station and amenities.

Comprising of entrance hall, lounge, kitchen/diner with oven & hob, bathroom with separate wc, three bedrooms and a second wc to the first floor. There is a small, enclosed rear courtyard together with double glazing and gas central heating. Recommended.

Entrance Hall

Half glazed entrance door, radiator, tiled floor, understairs storage area, staircase to first floor.

Lounge 13'3" x 12'0" (4.04 x 3.68)



Double glazed window to front, radiator, coved ceiling, fireplace with flame effect gas fire and back boiler, glazed double doors to kitchen/diner.

Kitchen/Diner 19'3" x 7'10" (5.89 x 2.41)



Fitted with matching base and wall cupboards with tiled splash backs, 1½ bowl sink unit, gas hob and electric oven with extractor hood above, space for washing machine and fridge/freezer, radiator, coved ceiling, tiled floor, double glazed window to rear.

Rear Lobby

Half glazed door to side, tiled floor.

Bathroom



Comprising of panelled bath with mains shower, wash hand basin, part tiled walls, tiled floor, radiator, extractor fan.

Separate WC

WC, radiator, part tiled walls, tiled floor, double glazed window to side.

First Floor Landing

Coved ceiling, attic access.

Bedroom 1 18'0" max 14'10" min x 12'2" (5.48 max 4.53 min x 3.70)



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

Bedroom 2 13'5" x 8'0" (4.10 x 2.44)



Double glazed window to rear, radiator, coved ceiling, fitted wardrobe.

Bedroom 3 9'11" x 9'5" (3.03 x 2.89)



Double glazed window to side, radiator.

Cloaks/WC

WC, wash hand basin, part tiled walls, tiled floor, extractor fan.

Outside

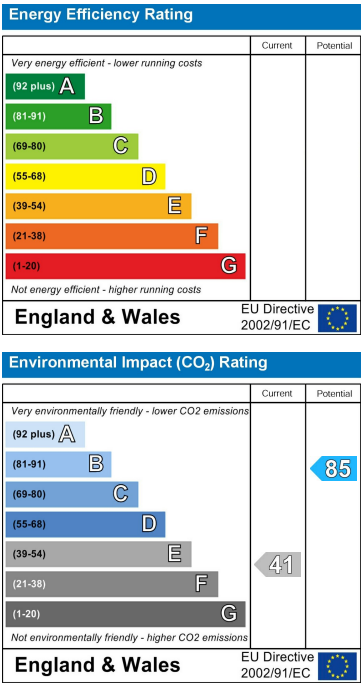
Small enclosed rear courtyard.

Floor Plan

Area Map



Energy Efficiency Graph



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