

# 4 Brynhenwysg Troedrhiw-Trwyn Pontypridd CF37 2SE

## Entrance Hall

Entered via a timber panelled door into this spacious reception area. Fitted cupboards. Doors leading to lounge & dining room. Timber floor. Radiator. Stairwell rising to first floor landing

## Lounge 14'6" x 9'6"

A cosy living room with original brick built breast and fire opening. Radiator. Timber floor. Window to front enjoying lovely views of countryside. Door leads into



## Kitchen 9'6" 6'1"

A well proportioned kitchen housing a selection of wall and base units incorporating worktop space and stainless steel sink unit & mixer tap. Plumbing for both dish washer & washing machine. Electric cooker point. Space for fridge freezer. Radiator. Tiled splashbacks. Window & 1/2 glazed timber door leading out to rear garden.



## Dining Room 9'10" x 9'5"

A well presented room with window to rear. Radiator. Laminate floor



## First Floor Landing

With split levels. leading off to two bedrooms & bathroom W.C. Fitted wardrobes. Linen cupboard sites a 'Worcester' wall mounted gas combination boiler that fires domestic hot water and central heating system

## Bedroom One 19'7" (max) x 9'6"

A large light bedroom with two 'Velux' type windows to high ceilings. Fitted base cabinets under window. Radiator



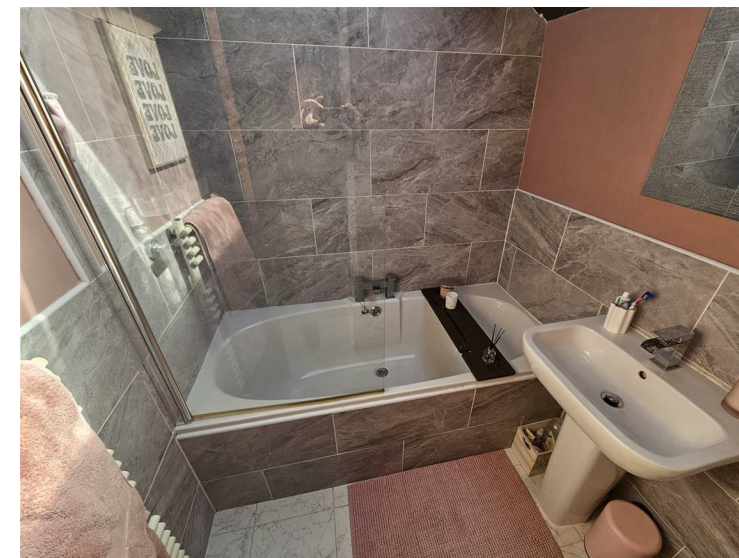
## Bedroom Two 9'6" x 9'1"

Nicely presented bedroom. Velux type window. Radiator.



## Bathroom W.C.

Partially tiled walls with a modern white coloured suite comprising of low level W.C. Pedestal wash hand basin. Panelled bath incorporating a mains fed chrome mixer shower & glazed screen. Tiled floor. Heated towel rail. Velux window.



## Front Garden

Steps from road lead up to property with mature shrubs within tied areas. Timber porch to front with tiled floor. Pedestrian path to side leading to



## Rear Garden

Work in progress. A nice sized garden. enclosed by stone wall. Timber shed. Rear lane access



## FIXTURES AND FITTINGS

Only those items specifically mentioned in these sales particulars are included within the sale price, any other item being expressly excluded from the sale. Hoskins Morgan have NOT tested any apparatus, equipment, fixtures and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification from their solicitor or surveyor.

## PROPERTY MISDESCRIPTIONS ACT 1991:

These particulars have been prepared with care and approved by the vendors (wherever possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the

maximum size which may include alcoves, recesses or otherwise as described, and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate Hoskins Morgan branch for advice or confirmation on any points.

**TENURE**

The vendors advise the property to be Freehold. Hoskins Morgan would stress that they have NOT checked the legal documents to verify the status of the property, and the buyer is advised to obtain verification from their solicitor or surveyor.

**VIEWING**

Strictly by prior telephone appointment direct with the agents - telephone 02920 553056. Open 6 days a week. Opening Hours: Monday - Friday 9.00am - 5.30pm, Saturdays 9.00am - 4.00pm.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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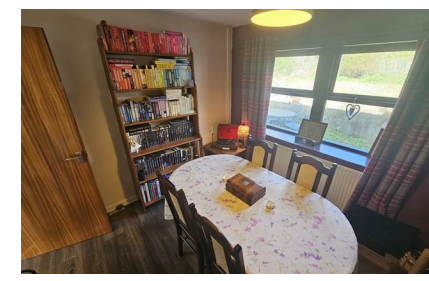
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**4 Brynhenwysg Troedrhwiw-Trwyn, Pontypridd, CF37 2SE**



We Are Pleased To Bring To Market This Nicely Located End Of Terrace Cottage Boasting Wonderful Views To Front. The Cottage Has Been Sympathetically Improved Throughout And Would Make An Ideal First Time Purchase. Accommodation Briefly Comprises Of Spacious Entrance Hall, 14' Lounge, Kitchen, Dining Room, Two Bedrooms & Partially Tiled Bathroom W.C. & Shower. Ample Storage Space Throughout. High & Exposed Ceilings To Landing & bedrooms. Gas Central Heating With Worcester; Gas Combination Boiler. Double Glazed Windows. Gardens To Front & Rear. Early Viewings Recommended.

**£199,950 Freehold**