



7 Silverhill Close, Pontypridd, CF37 4HU

£205,000

Nestled in this quiet cul de sac in Silverhill Close, Cilfynydd, this well-presented semi-detached house offers a delightful blend of comfort and convenience, making it an ideal family home. The property boasts three spacious double bedrooms, providing ample space for relaxation and rest.

Upon entering, you are welcomed by a good-sized living room & dining room, perfect for family gatherings or quiet evenings in. The fitted kitchen, equipped with integral appliances, is both functional and stylish, catering to all your culinary needs.

With three reception rooms, there is plenty of room for entertaining guests or creating a play area for children. The ground floor wc & first floor bathroom add to the practicality of the home, ensuring that morning routines run smoothly for the whole family.

Situated just minutes from main roads, this property offers easy access to local amenities and transport links, making it a convenient choice for those commuting or seeking to explore the surrounding areas.

This semi-detached house on Silverhill Close is not just a property; it is a place where memories can be made. Whether you are a growing family or simply seeking more space, this home is sure to meet your needs and exceed your expectations.

Entrance Hall



Double glazed entrance door, radiator, coved ceiling, storage cupboard, Vinyl tiled flooring.

Cloaks/WC



WC, wash hand basin, vinyl tiled flooring, double glazed window to side.

Living Room 16'7" x 10'1" (5.07 x 3.08)



Double glazed window to front, radiator, coved ceiling, modern fireplace with fitted electric fire.

Dining Room 13'10" x 10'1" (4.23 x 3.08)



Double glazed french doors to rear, radiator, staircase to first floor.

Home Office/Sitting Room 9'1" x 7'8" (2.78 x 2.34)



Double glazed window to front, radiator, coved ceiling with spotlights.

Kitchen 14'6" x 8'11" (4.43 x 2.73)

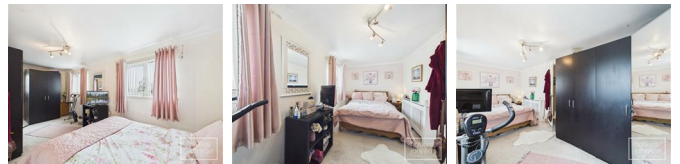


Fitted with a range of matching base and wall cupboards with contrasting work tops and up stands, inset sink, ceramic hob with extractor hood, electric double oven, integral fridge, freezer, dishwasher and washing machine, radiator, ceiling spotlights, vinyl tiled flooring, double glazed window to side, double glazed window and half glazed door to rear.

First Floor Landing

Access to bedrooms and bathroom.

Bedroom 1 18'9" x 7'10" (5.73 x 2.41)



Two double glazed windows to front, radiator, fitted wardrobes.

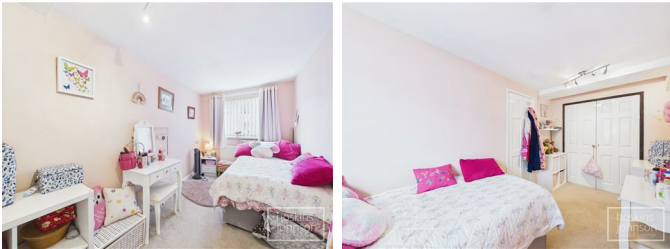
Bedroom 2 14'0" x 6'8" (4.29 x 2.04)



Lawned front garden with mature bushes and shrubs. Paved side access leads to a pleasant rear garden with artificial grass seating area, steps to large decked area with artificial grass, paved patio and rear access.

Double glazed window to rear, radiator, built in double wardrobe.

Bedroom 3 11'6" x 8'8" (3.53 x 2.66)



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

Bathroom



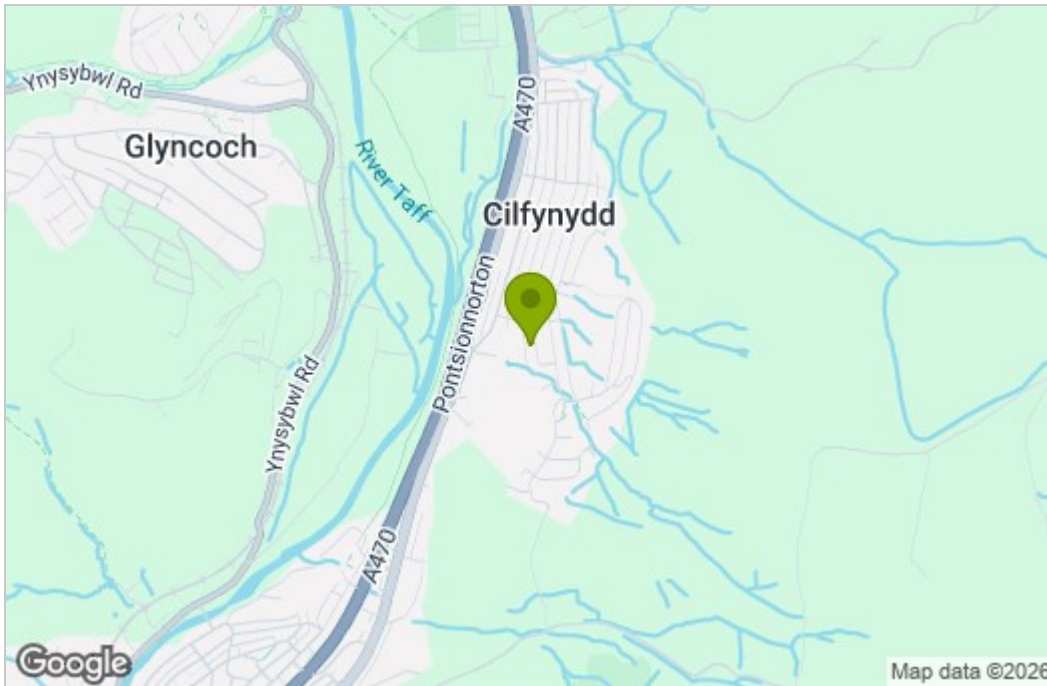
Modern suite in white comprising panelled bath with shower mixer taps, wc, wash hand basin, corner shower cubicle, tiled walls, chrome heated towel rail, double glazed window to side.

Outside

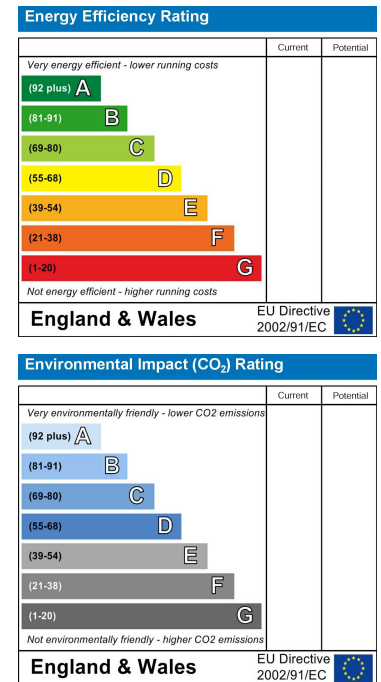
Floor Plan



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