



## 4 Barry Road, Pontypridd, CF37 1HY

**£175,000**

Located on Barry Road in the popular area of Pwllgwaun, Pontypridd, this well-presented mid-terrace house offers a delightful blend of comfort and convenience. The property has been thoughtfully extended, providing generous living spaces that are perfect for both relaxation and entertaining.

Upon entering, you are greeted by a large living room that exudes warmth and character, making it an ideal space for family gatherings or quiet evenings. The spacious kitchen/diner is a true highlight, featuring ample room for a dining table, perfect for enjoying meals with loved ones. This area is designed to be both functional and inviting, catering to the needs of modern living.

The house boasts two double bedrooms, each offering a peaceful retreat at the end of the day. The first-floor bathroom is well-appointed, complete with a separate shower, ensuring convenience for all residents. Additionally, the ground floor utility room/WC provide practical solutions for everyday living.

Outside, the property features a lovely garden with lane access, offering a private outdoor space for relaxation or gardening enthusiasts. The location is particularly advantageous, as it is close to local amenities and shops, making daily errands a breeze.

Offered with no onward chain for any potential buyers. Highly recommended.

## Entrance Lobby



Double glazed entrance door.

## Living Room 20'9" x 16'2" (6.35 x 4.95)



Double glazed window to front, two radiators, coved ceiling, laminated wood flooring, feature fireplace with electric fire.

## Kitchen/Diner 16'2" x 12'7" (4.93 x 3.84)



An excellent size space with ample room for table and chairs, comprising white gloss base and wall cupboards with tiled splash backs, stainless steel sink unit, gas hob and electric oven, space for dishwasher, coved ceiling, radiator, skylight, ceiling spotlights to dining area and laminated wood flooring to kitchen, double glazed patio doors leading out to the garden.

## Utility/WC

WC, wash hand basin, space for washing machine and tumble drier, wall mounted gas combination boiler, radiator, tiled floor, double glazed window to side.

## First Floor Landing



Attic access with drop down ladder.

## Bedroom 1 16'5" x 9'8" (5.02 x 2.96)



Two double glazed windows to front, two radiators, coved ceiling, laminated wood flooring.

## Bedroom 2 11'0" x 10'4" (3.37 x 3.15)



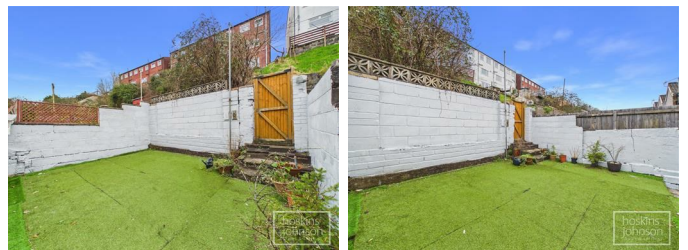
Double glazed window to rear, radiator, coved ceiling.

## Bathroom



Modern suite in white comprising panelled bath with shower mixer taps, wc, wash hand basin, large walk in panelled shower cubicle with mains shower, part tiled walls, tiled floor, radiator, chrome heated towel rail, ceiling spotlights, airing cupboard, double glazed window to side.

## Outside

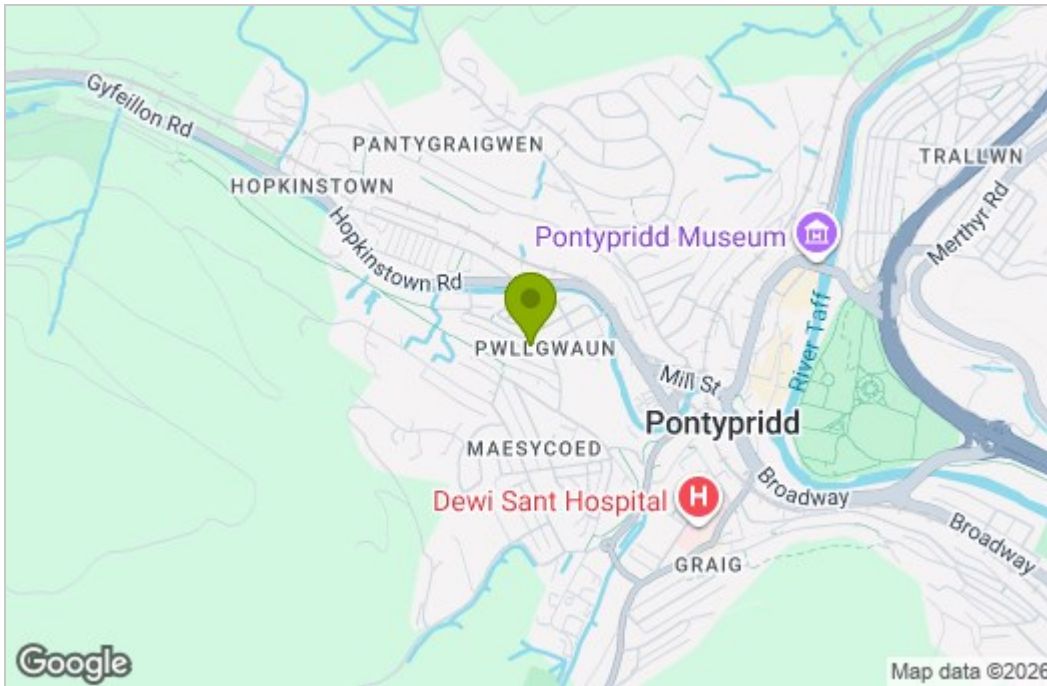


Rear garden with artificial grass and lane access.

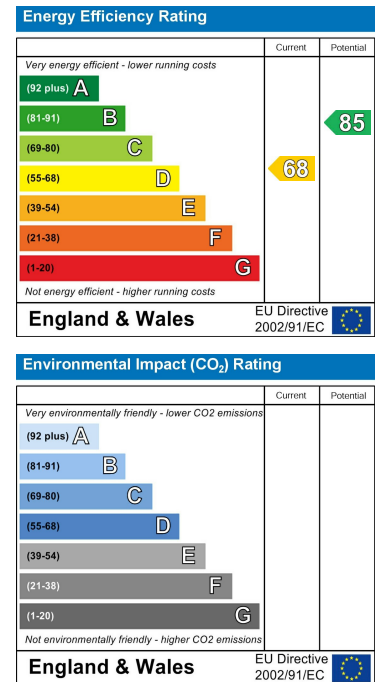
# Floor Plan



# Area Map



# Energy Efficiency Graph



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