

## 21 Berw Road, Pontypridd, CF37 2AA

**£157,500**

Located on Berw Road in the market town of Pontypridd, this well-presented mid-terraced house offers a delightful blend of comfort and convenience, overlooking the river. With two spacious double bedrooms and a useful attic space, this property is perfect for small families or professionals seeking a serene living environment.

As you enter, you are welcomed into a good-sized lounge/diner, which features a modern media wall, creating an inviting atmosphere for relaxation and entertainment. The contemporary kitchen is equipped with an oven & hob, making it a practical space for culinary enthusiasts. The first-floor bathroom has been thoughtfully refitted and includes a separate shower cubicle, ensuring both style and functionality.

One of the standout features of this home is the attractive decked courtyard, complete with bench seating, providing an ideal spot for outdoor relaxation. Additionally, the property benefits from off road parking, a valuable asset in this area.

The location is superb, with easy access to the town centre, bus and train stations, and nearby park/lido, making it convenient for commuting and leisure activities. With no onward chain, this property is ready for you to move straight in and start enjoying your new home.

In summary, this mid-terraced house on Berw Road is a fantastic opportunity for those looking for a well-maintained property in a desirable location. Don't miss your chance to make it your own.

### Entrance Lobby

Double glazed entrance door and tiled floor.

### Hallway



Radiator, panelled to walls, staircase to first floor, again with panelling to walls.

Lounge/Diner 23'11" x 9'10" (7.29 x 3.02)



Double glazed windows to front and rear, radiator, media wall with inset shelving and lighting.

Kitchen 11'11" x 8'0" (3.64 x 2.45)



Newly fitted contemporary kitchen with base and wall cupboards with tiled splash backs, electric oven and hob with extractor hood above, space for washing machine and fridge/freezer, wall mounted gas combination boiler, ceiling spotlights, radiator, understairs storage with lighting, double glazed window and half glazed stable style door to side.

### First Floor Landing



Panelling to walls.

Bedroom 1 14'6" x 10'0" (4.44 x 3.05)



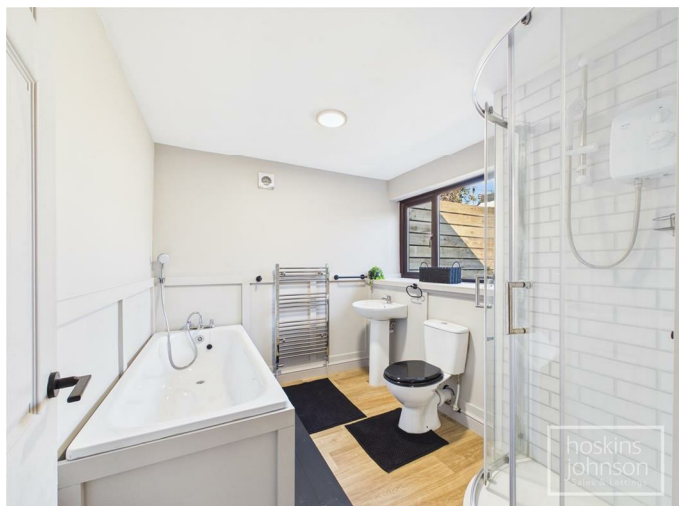
Double glazed window to front, radiator, staircase to attic space.

Bedroom 2 13'8" x 8'3" (4.19 x 2.52)



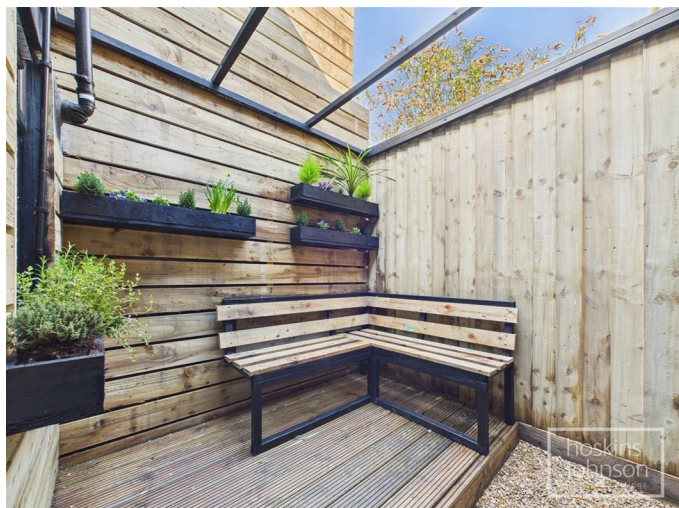
Double glazed window to rear, radiator.

## Bathroom



Refitted suite in white comprising panelled bath with shower mixer tap, wc, wash hand basin, panelled shower cubicle, panelling to walls, chrome heated towel rail, double glazed window to side.

## Outside

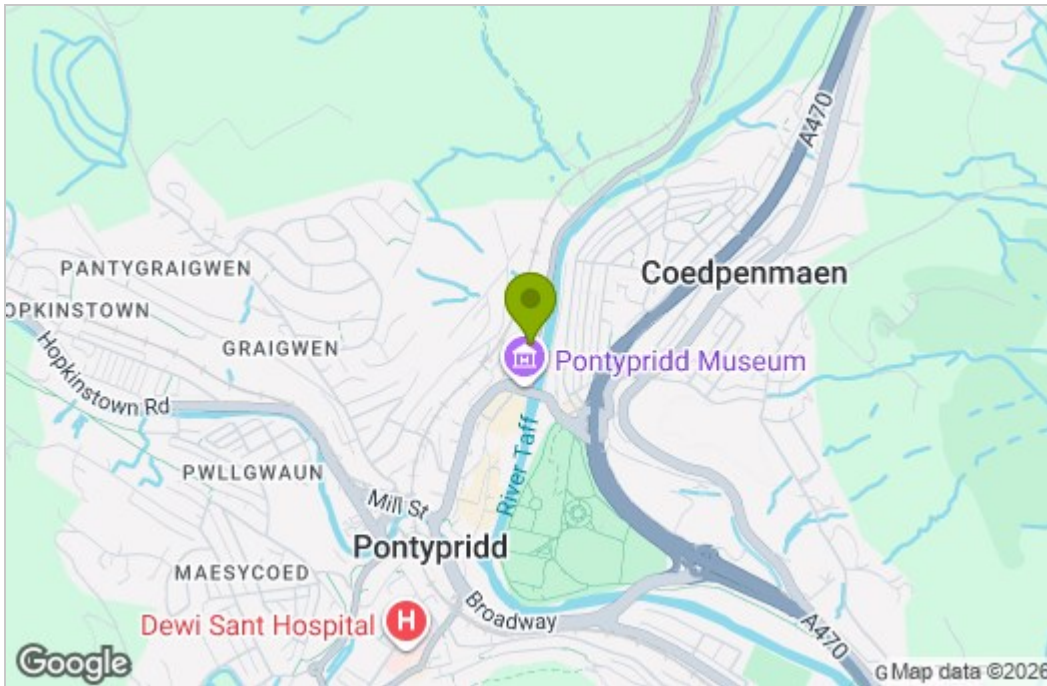


Dedicated parking to the front of the property.  
Attractive decked courtyard garden with bench seating and fixed planters.

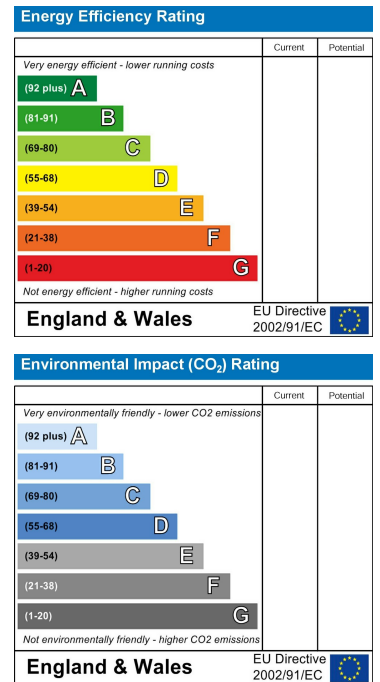
# Floor Plan



# 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](mailto:pontypridd@hoskinsjohnson.co.uk) [www.hoskinsjohnson.co.uk](http://www.hoskinsjohnson.co.uk)