



## 25 Barry Road, Pontypridd, CF37 1HY

**£172,000**

Located on Barry Road, a popular residential street, in the charming area of Pwllgwaun, this delightful mid-terraced house presents an excellent opportunity for those seeking a comfortable and convenient home. The property boasts two spacious double bedrooms, perfect for relaxation and rest, along with a versatile attic room that is currently utilised as a home office, catering to the needs of modern living.

As you enter, you are welcomed into a bright and inviting living space, featuring a contemporary kitchen equipped with a range cooker, ideal for culinary enthusiasts. The living room is designed with a stylish media wall, creating a perfect setting for entertaining guests or enjoying a quiet evening in.

The first floor showcases a modern, refitted bathroom that exudes luxury, complete with a free-standing bath and a large walk-in shower, providing a serene retreat for your daily routines.

Outside, the property offers a charming rear garden, which includes a utility store for added convenience. The garden features a slated courtyard and a decked seating area, perfect for al fresco dining or simply enjoying the fresh air.

This lovely home is ideally situated close to local amenities, shops, schools, and the town centre, making it a perfect choice for families and professionals alike. With its blend of modern comforts and practical features, this terraced house is a wonderful place to call home.

## Entrance Hall



Composite, double glazed entrance door, radiator, LVT flooring, staircase to first floor.

Living Room 11'0" x 10'3" (3.36 x 3.14)



Double glazed window to front, radiator, covered ceiling with spotlights, media wall with flame effect fire and recess shelving, archway leading into Dining Room.

Dining Room 11'8" x 11'1" (3.56 x 3.38)



Double glazed french doors leading out to the garden, radiator, covered ceiling, LVT flooring, understairs storage.

Kitchen 11'3" x 8'7" (3.43 x 2.63)



Contemporary, refitted kitchen with a range of base and wall cupboards with tiled splash backs, porcelain sink and pull out mixer tap, gas range cooker and extractor hood, space for fridge/freezer, radiator, covered ceiling with spotlights, LVT flooring, double glazed window to side, double glazed door to rear.

## First Floor Landing



Staircase to attic room.

Bedroom 1 15'3" x 9'0" (4.66 x 2.75)



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

Bedroom 2 10'8" x 9'3" (3.26 x 2.83)



Double glazed window to rear, radiator, covered ceiling.

## Bathroom



Attractively refitted with a modern, white suite and comprising free standing bath with shower mixer tap,, twin wash hand basins, wc, large walk in shower, part

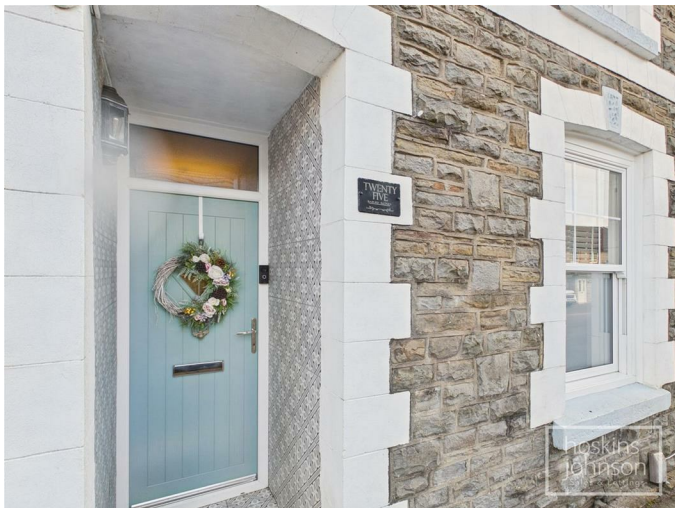
tiled walls and tiled floor, chrome heated towel rail, coved ceiling with spotlights, airing cupboard with gas combination boiler, double glazed window to rear.

#### Attic Room



Useful attic space - currently utilised as home office with two skylights, cushioned flooring, eaves storage.

#### Outside

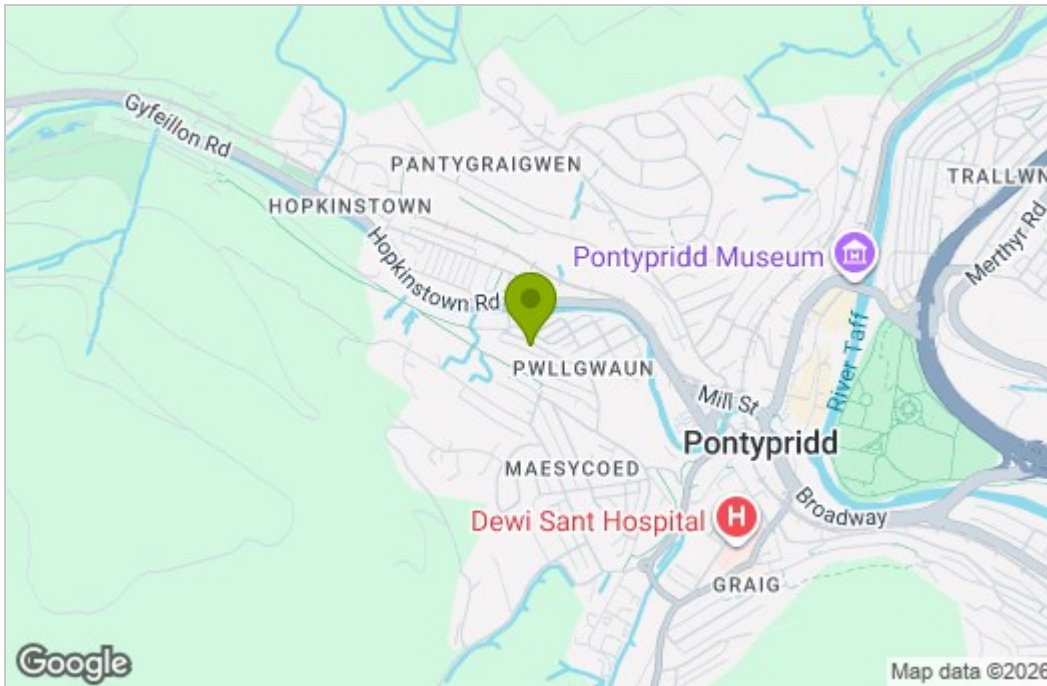


Slated courtyard with utility cupboard with space for washing machine and tumble drier, decked seating area and rear access.

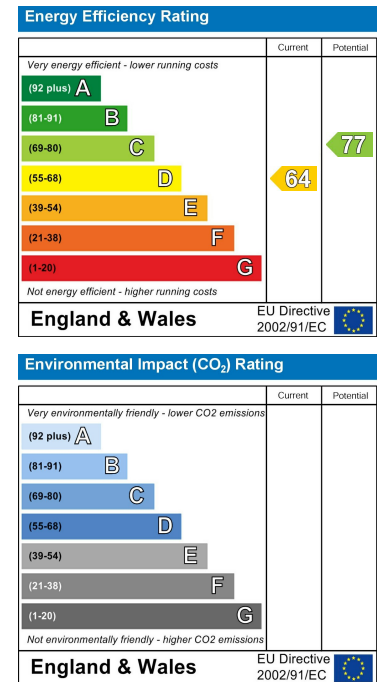
# Floor Plan



# 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)