hoskins johnson
Sales & Lettings

t. 01443 404 093
e. pontypridd@hoskinsjohnson.co.uk
www.hoskinsjohnson.co.uk
22 Market Street,
Pontypridd, CF37 2ST

3 Birchgrove, New Tredegar, NP24 6AH

£115,000

** Well Presented Bay Fronted Home ** Three Bedrooms ** Village Location **

Viewing recommended on this well presented home, an ideal opportunity for first time buyers, families or investors.

The light and airy accommodation comprises entrance hall, lounge/diner, contemporary kitchen with oven and hob, modern bathroom and three bedrooms.

There is a small forecourt and courtyard together with a further garden area beyond the rear lane.

Located in a popular village location within reach of amenities, schools, train station and local shops.

Offered with no onward chain, an early viewing is recommended.

Entrance Hall

Lounge/Diner 23'11" x 11'5" (7.30 x 3.50)

Double glazed bay window to front, double glazed window to rear, two radiators, laminated wood flooring, feature fireplace.

Kitchen 10'2" x 9'2" (3.10 x 2.80)

Modern fitted kitchen with grey gloss base and wall cupboards, stainless steel sink unit, ceramic oven and electric oven, integral fridge/freezer, space for washing machine, tiled floor, radiator, ceiling spotlights, double glazed window to side.

Lobby
Double glazed door to side, tiled floor.

Bathroom

Three piece suite comprising panelled bath with shower mixer taps, wc, wash hand basin, panelled walls, tiled floor, radiator, window to rear.

First Floor Landing

Double glazed window to rear.

Bedroom 1 11'9" x 7'10" (3.60 x 2.41)

Double glazed window to front, radiator.

Bedroom 2 9'4" x 8'11" (2.85 x 2.74)

Double glazed window to rear, radiator, wall mounted gas combination boiler.

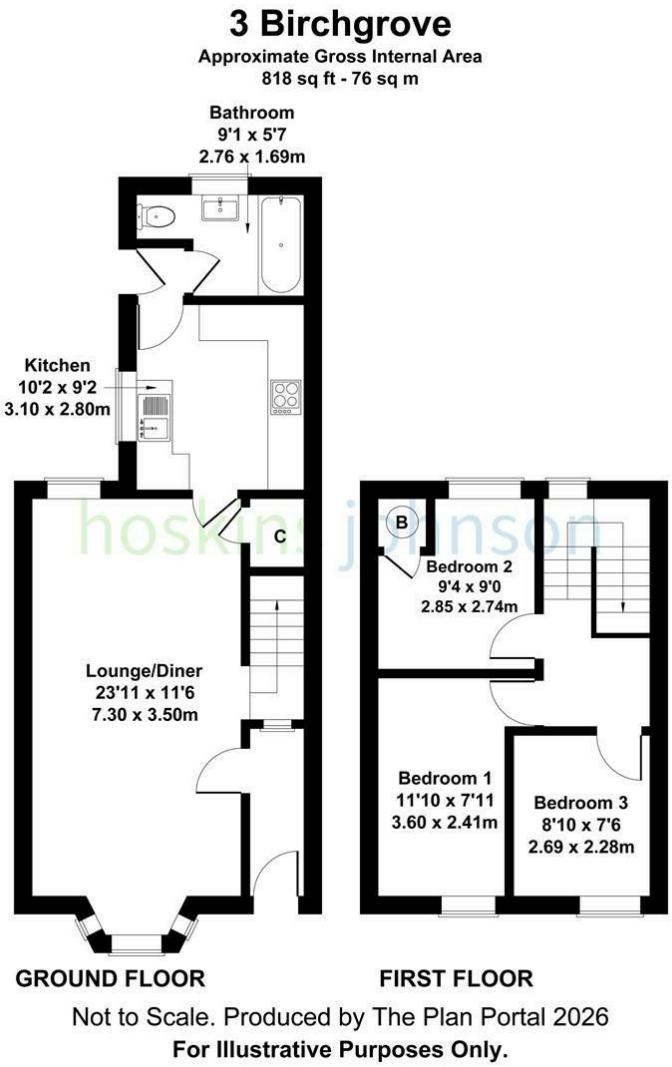
Bedroom 3 8'9" x 7'5" (2.69 x 2.28)

Double glazed window to front, radiator.

Outside

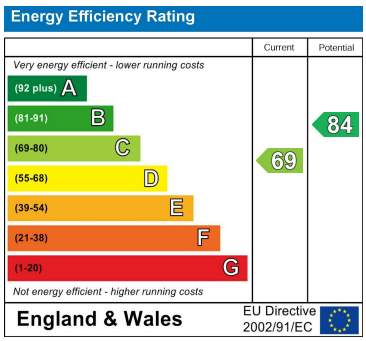
Small forecourt.
Rear courtyard with further garden area beyond the lane.

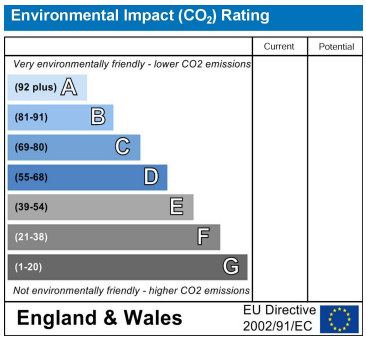
Floor Plan



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 firms 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