



**20 Paget Street, Pontypridd, CF37 3LF**

**£115,000**

360 WALK THROUGH TOUR AVAILABLE - TAKE A LOOK INSIDE NOW!

**\*\* An Ideal Purchase For First Time Buyers In A Popular Village Location \*\***

Viewing recommended on this well presented mid terraced house located in the popular village of Ynysybwl, close to amenities, local shops, school, main roads and countryside walks.

Comprising entrance hall, lounge, open plan living room, kitchen with oven & hob, two double bedrooms and modern, first floor shower room.

There is a good size, level rear garden with paved seating areas and raised beds.

Offered with no onward chain.

## Entrance Hall



Double glazed entrance door, radiator, laminated wood flooring, staircase to first floor.

Lounge 11'6" x 10'4" (3.53 x 3.15)



Double glazed window to front, radiator, coved ceiling, laminated wood flooring, wall mounted electric fire, open plan to living room.

Living Room 11'7" x 10'2" (3.55 x 3.11)



Double glazed window to rear, radiator, coved ceiling, laminated wood flooring, feature fireplace, understairs storage cupboard.

Kitchen 10'2" x 7'3" (3.11 x 2.22)



Fitted with matching base and wall cupboards with tiled splash backs, stainless steel sink unit, gas hob and electric oven, space for washing machine and fridge/freezer, tiled floor, radiator, double glazed window to rear and half glazed door to side.

## First Floor Landing



Attic access.

Bedroom 1 14'9" x 10'0" (4.52 x 3.07)



Two double glazed windows to front, radiator, coved ceiling.

Bedroom 2 10'3" x 8'11" (3.13 x 2.74)



Double glazed window to rear, radiator, coved ceiling.

## Shower Room



Large walk in shower cubicle with mains shower, wc, wash hand basin, tiled walls, radiator, wall mounted gas combination boiler, airing cupboard, double glazed window to side.

## Outside

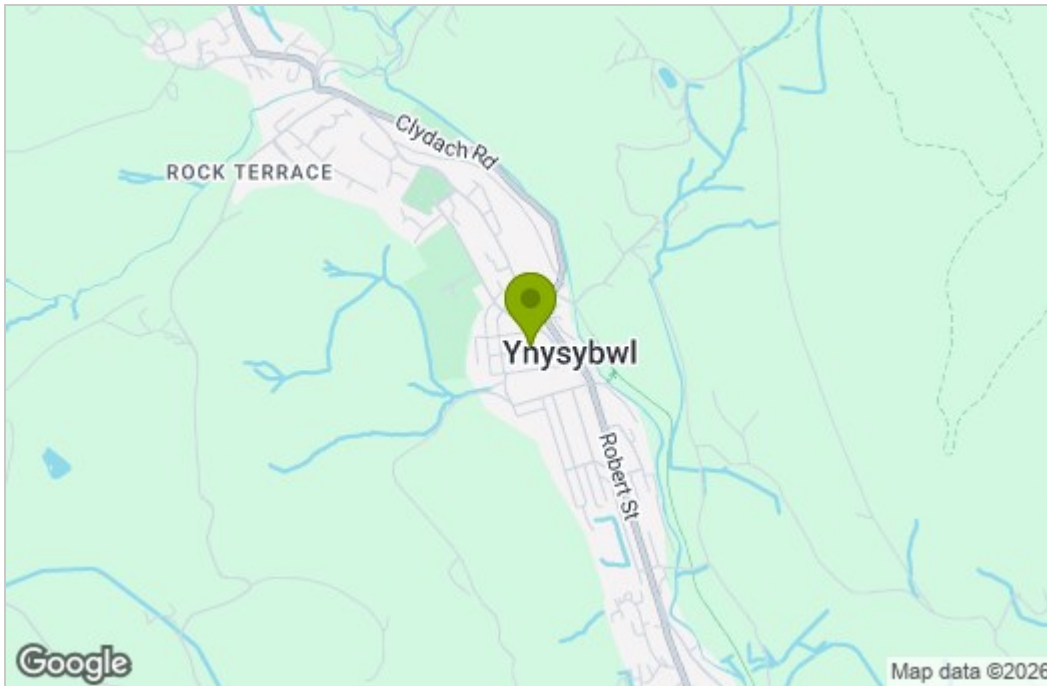


Good size, level rear garden with paved seating area and raised beds.

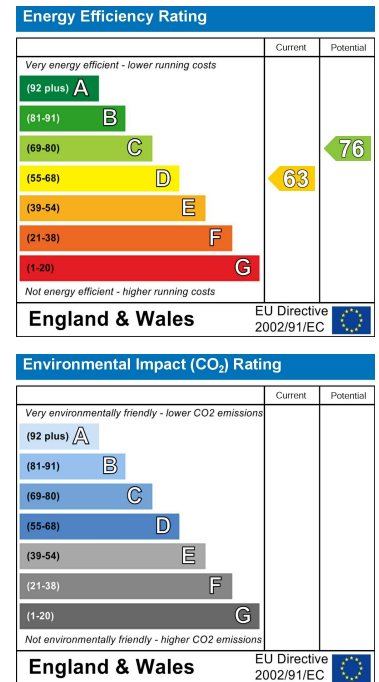
# Floor Plan



# Area Map



# Energy Efficiency Graph



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22 Market Street, Pontypridd, CF37 2ST

Tel: 01443 404093 Email: [ponypridd@hoskinsjohnson.co.uk](mailto:ponypridd@hoskinsjohnson.co.uk) [www.hoskinsjohnson.co.uk](http://www.hoskinsjohnson.co.uk)