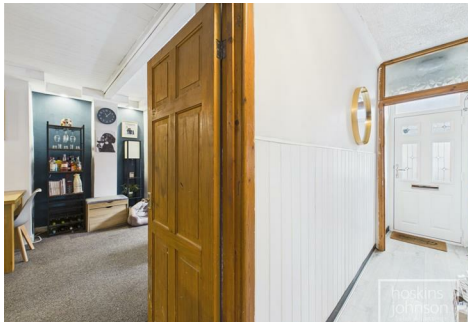




1 Canal Cottages, Pontypridd, CF37 4LL

£160,000

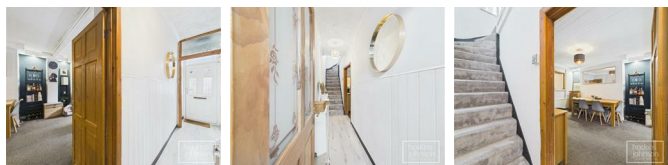
Nestled in the convenient area of Trallwn, Pontypridd, this delightful semi-detached house offers a perfect blend of comfort and convenience. Situated in a peaceful cul-de-sac, the property boasts a spacious lounge/diner and modern kitchen/breakfast room, ideal for both relaxation and entertaining guests. With three well-proportioned bedrooms, this home is perfect for families or those seeking extra space.

The property features a good-sized garden, providing an excellent outdoor area for children to play or for hosting summer barbecues. Additionally, there is off road parking available, ensuring ease of access.

Location is key, and this home does not disappoint. It is ideally situated close to local amenities, including schools, shops, and the town centre, making daily errands and family needs easily manageable. Furthermore, the main roads are conveniently accessible, allowing for straightforward travel to surrounding areas.

This semi-detached house in Trallwn is a wonderful opportunity for anyone looking to settle in a friendly community while enjoying the comforts of a well-appointed home. Don't miss the chance to make this property your own.

Entrance Hall



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

Lounge/Diner 22'11" x 11'5" (7.00 x 3.49)



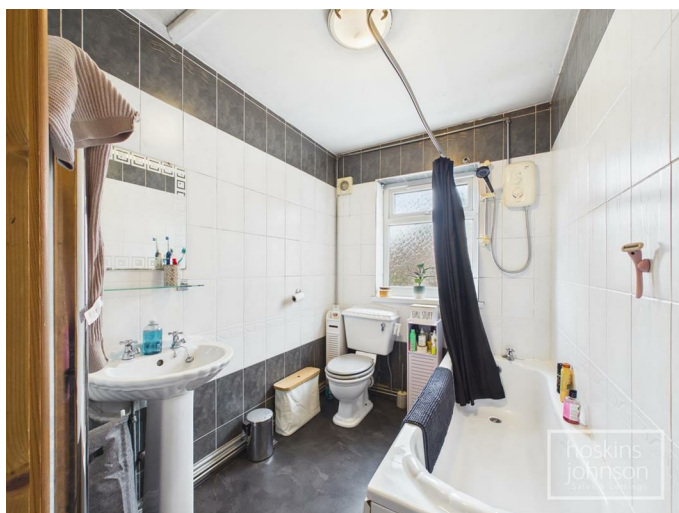
Double glazed window to front, two radiators, feature fireplace, understairs storage cupboard.

Kitchen/Breakfast Room 17'10" x 14'3" max (5.46 x 4.35 max)



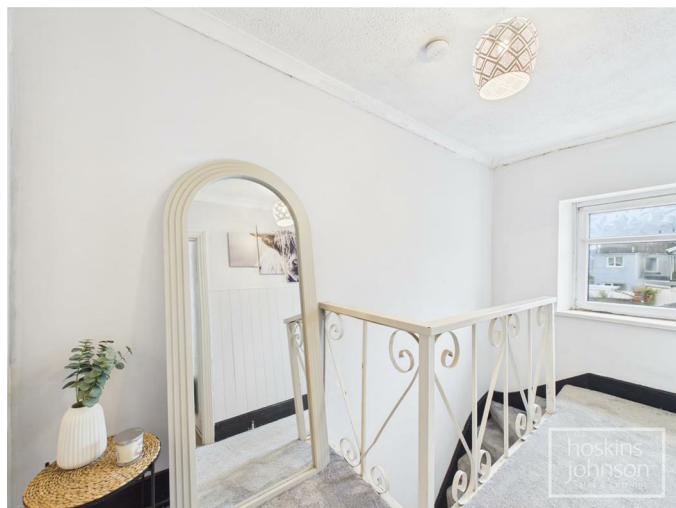
Fitted with a range of modern base and wall cupboards with tiled splash backs, inset sink unit, ceramic hob and electric oven with extractor hood above, integral dishwasher, space for under counter fridge and freezer, space for table and chairs, radiator, concealed gas combination boiler, double glazed window to side and french doors leading out to the garden.

Bathroom



Three piece suite in white comprising panelled bath with electric shower, wc, wash hand basin, tiled walls, chrome heated towel rail, double glazed window to rear.

First Floor Landing



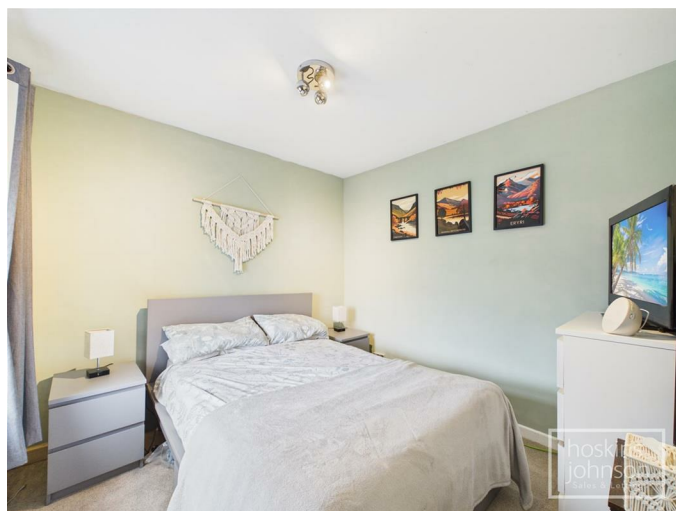
Double glazed window to rear, coved ceiling.

Bedroom 1 13'1" x 7'7" (4.00 x 2.33)



Double glazed window to front, radiator, laminated wood flooring.

Bedroom 2 9'4" x 9'2" (2.86 x 2.81)



Double glazed window to rear, radiator.

Bedroom 3 9'9" x 7'1" (2.99 x 2.17)



Double glazed window to front, radiator, laminated wood flooring.

Outside

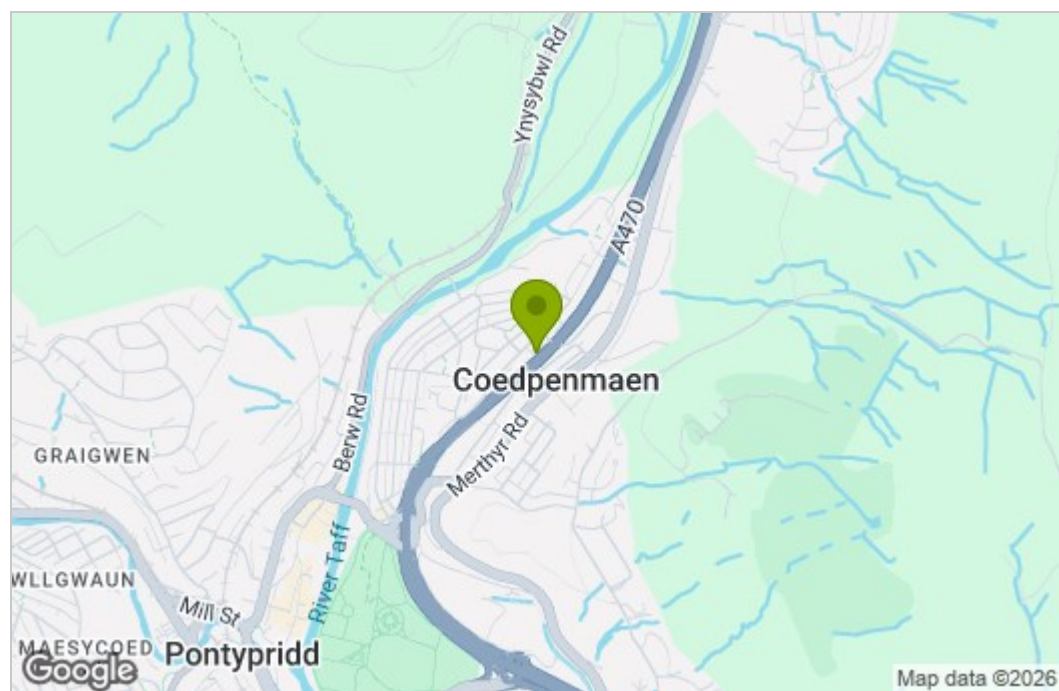


Paved and gravelled garden providing ample space for seating, off road parking and large workshop and storage shed with power.

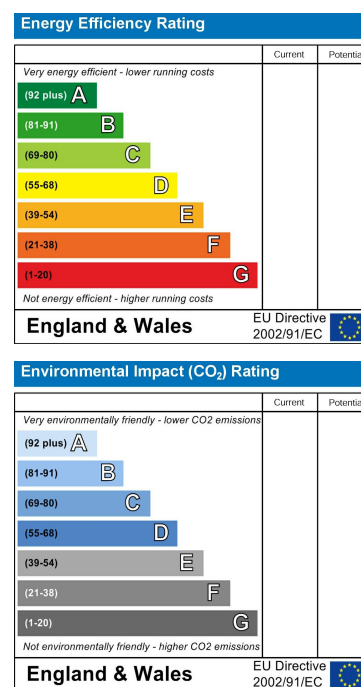
Floor Plan



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.

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