



## 34 Barry Road, Pontypridd, CF37 1HY

### £175,000

Located on Barry Road in the charming town of Pontypridd, this delightful mid-terrace house presents an ideal opportunity for first-time buyers or families seeking a comfortable and spacious home. The property boasts three well-proportioned bedrooms, providing ample space for relaxation and rest. The modern first-floor bathroom is a standout feature, complete with a separate shower cubicle, ensuring convenience for all family members.

Upon entering, you are welcomed into a large lounge that exudes warmth and character, perfect for entertaining guests or enjoying quiet evenings. The kitchen/diner is generously sized and equipped with an oven & hob and space for table & chairs, making it a wonderful space for family meals and gatherings.

The rear garden is a true gem, offering a peaceful retreat from the hustle and bustle of daily life. It features a charming garden room that can serve as a home office or a creative space, catering to the needs of modern living.

This property is not only well-presented but also offers a sense of community in a desirable location. With its spacious layout and thoughtful amenities, it is a perfect choice for those looking to establish their roots in Pontypridd. Don't miss the chance to make this lovely house your new home.



## Entrance Hall



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

Lounge 21'11" x 11'10" (6.70 x 3.61)



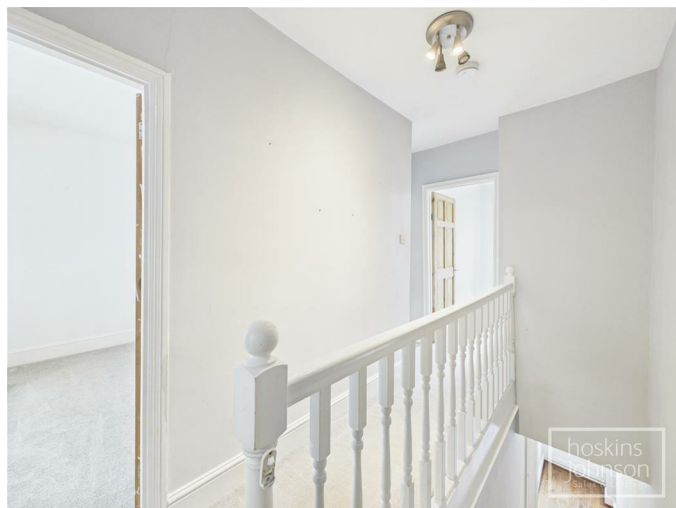
Double glazed window to front, two radiator, wood flooring, fire surround with electric fire, understairs storage cupboard.

Kitchen/Diner 14'1" x 10'11" (4.31 x 3.33)



Excellent size kitchen/diner with space for table & chairs and fitted with cream gloss base and wall cupboards with tiled splash backs, stainless steel sink with mixer tap, gas hob and electric oven with extractor hood above, space for washing machine and fridge/freezer, concealed gas combination boiler, radiator, ceiling spotlights, tiled floor, double glazed window and half glazed door to rear.

## First Floor Landing



Access to bedrooms and bathroom.

Bedroom 1 12'3" x 8'4" (3.74 x 2.56)



Double glazed window to front, radiator.

Bedroom 2 9'5" x 9'4" (2.89 x 2.87)



Double glazed window to rear, radiator.

Bedroom 3 9'1" x 6'9" (2.79 x 2.06)



Double glazed window to front, radiator., attic access.

## Bathroom



Modern suite in white comprising panelled bath with shower mixer tap, wc, wash hand basin, mains powered shower cubicle, part tiled walls, radiator, double glazed window to rear.

## Outside

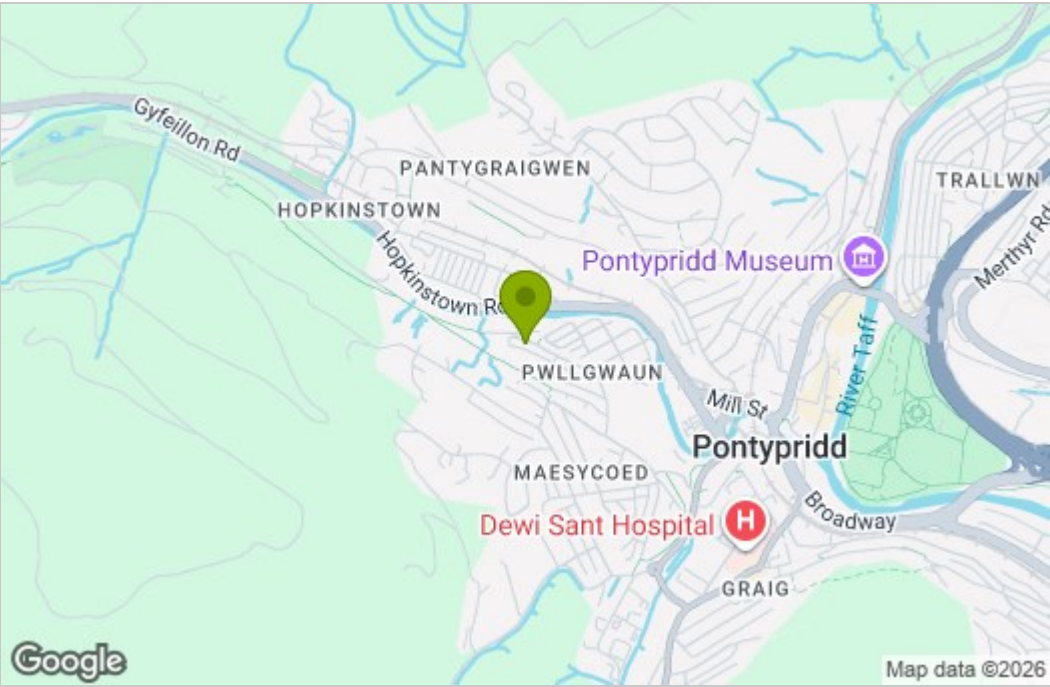


Enclosed garden with artificial grass, external power point, lane access and garden room/home office with power and light.

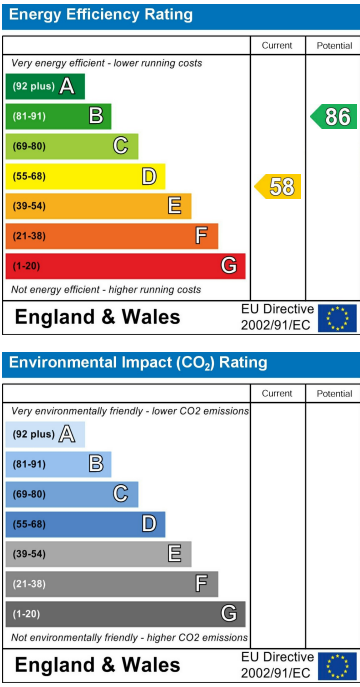
Floor Plan



Area Map



Energy Efficiency Graph



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