



**211b Merthyr Road, Pontypridd, CF37 4DH**

**£210,000**

360 WALK THROUGH TOUR AVAILABLE TO VIEW NOW

**\*\* Modern Detached Property \*\* Open Plan Accommodation \*\* Off Road Parking \*\***

Viewing advised on this modern house, ideally located for local amenities, schools, town centre, park/lido, main roads and transport links.

Comprising entrance hall, open plan kitchen/living area with oven, hob, fridge & freezer, sitting room/bedroom 3 and shower room on the ground floor and two double bedrooms on the first floor.

There are paved gardens to the side and rear together with off road parking for 2 vehicles.

Viewing recommended.

**Entrance Hall**



Half glazed entrance door.

**Shower Room**



Tiled shower cubicle, wc, wash hand basin, tiled floor, chrome heated towel rail, ceiling spotlights, double glazed window to front.

**Sitting Room/Bedroom 3 8'9" x 8'5" (2.69 x 2.58)**



Double glazed windows to front and side, radiator, laminated wood flooring.

**Open Plan Kitchen/Living Area**



Double glazed french doors leading out to side garden,

double glazed window and half glazed door to rear. Grey gloss base and wall cupboards with tiled splash backs, stainless steel sink unit, gas hob and electric oven with extractor hood above, integral fridge and freezer, space for washing machine, breakfast bar, laminated wood flooring, ceiling spotlights, radiator, walk in storage cupboard.

**First Floor Landing/Study Space**



Radiator, space for desk and chair.

**Bedroom 1 12'9" x 11'6" (3.90 x 3.51)**



Double glazed window to side, radiator, ceiling spotlights.

**Bedroom 2 12'9" x 7'6" (3.91 x 2.30)**



Double glazed window to side, radiator.

**Outside**

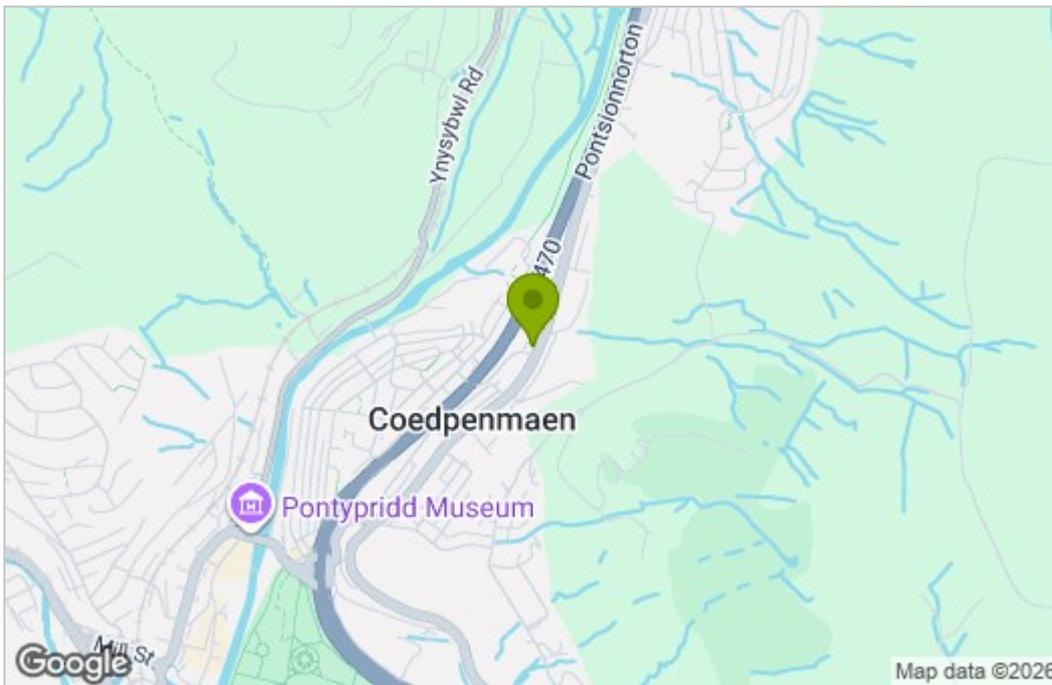


Gravelled parking area to side. Paved side and rear gardens.

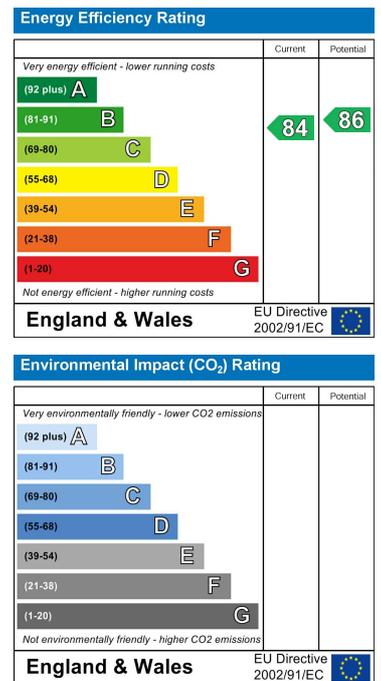
# Floor Plan



# 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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