



**24 Coed Isaf Road, Pontypridd, CF37 1EL**

**£205,000**

360 WALK THROUGH TOUR AVAILABLE - TAKE A LOOK NOW

**\*\* Three Bedrooms \*\* Popular Location \*\* Garage \*\***

Located on the popular Coed Isaf development on local bus route and minutes from local amenities, shops & schools.

Comprising entrance hall, lounge, dining room, kitchen with oven & hob, three bedrooms and bathroom.

There are gardens to the front and rear as well as a single garage a short walk from the property.

Offered with no onward chain. Ideal family home.

## Entrance Hall



Half glazed entrance door and side panel, radiator, storage cupboard, staircase to first floor.

Lounge 15'5" x 12'4" (4.72 x 3.78)



Double glazed window to front, radiator, modern electric fire, open plan to dining room.

Dining Room 8'5" x 7'6" (2.58 x 2.29)



Double glazed window to rear, radiator.

Kitchen 11'2" x 8'5" (3.41 x 2.58)



Fitted with a range of base and wall cupboards, stainless steel sink unit, 5 burner gas hob with extractor fan above, double oven, space for fridge/freezer and washing machine, tiled floor, double glazed window and door to rear.

First Floor Landing  
Attic access.

## Bedroom 1 12'11" x 10'11" (3.96 x 3.33)



Double glazed window to front, radiator, built in wardrobes.

Bedroom 2 11'1" x 11'1" (3.39 x 3.39)



Double glazed window to rear, radiator, airing cupboard with gas combination boiler.

Bedroom 3 10'0" x 7'9" (3.05 x 2.37)



Double glazed window to front, radiator, storage cupboard.

## Bathroom



White three piece suite comprising double ended bath with mains powered shower, wc, wash hand basin, part tiled walls, heated towel rail, double glazed window to rear.

Outside



Stepped front garden.  
Paved side access to rear garden with lawn and raised beds.

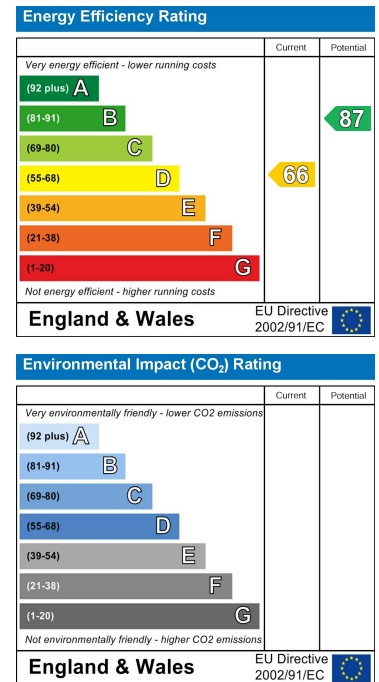
# Floor Plan



# 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.

22 Market Street, Pontypridd, CF37 2ST

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