



9 Ann Street, Pontypridd, CF37 4EN

£145,000

**** Three Bedrooms ** Two Reception Room ** Ideal First Time Purchase ****

Viewing recommended on this mid terraced house located in the popular village of Cilfynydd.

Located a short distance from amenities, local shops, school and main roads.

Comprising entrance lobby, hallway, lounge, living room, cream gloss kitchen with oven & hob, modern bathroom and three bedrooms.

There is a small forecourt and garden with yard area with utility and decked seating and lane access.

Offered with no onward chain.

An ideal opportunity for first time buyers.

Hallway

Wood and glass door, radiator, staircase to first floor.

Lounge 11'3" x 9'11" (3.44 x 3.04)



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

Living Room 12'2" x 11'7" (3.71 x 3.54)



Double glazed window to rear, radiator, fireplace with fitted electric fire.

Kitchen 8'2" x 7'3" (2.51 x 2.23)



Fitted with cream glass base and wall cupboards with tiled splash backs, stainless steel sink unit, ceramic hob and electric oven with extractor hood above, space for washing machine, tiled floor, double glazed window and half glazed door to side.

Bathroom



Modern three piece suite in white comprising panelled bath with mains shower, wc, wash hand basin, part tiled walls, tiled floor, radiator, double glazed window to side.

First Floor Landing

Double glazed window to rear, attic access.

Bedroom 1 12'1" x 7'6" (3.70 x 2.31)



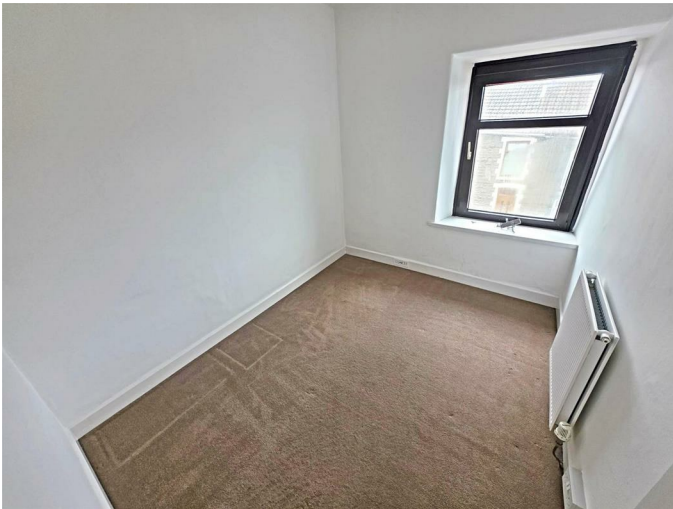
Double glazed window to front, radiator.

Bedroom 2 9'10" x 9'3" (3.02 x 2.83)



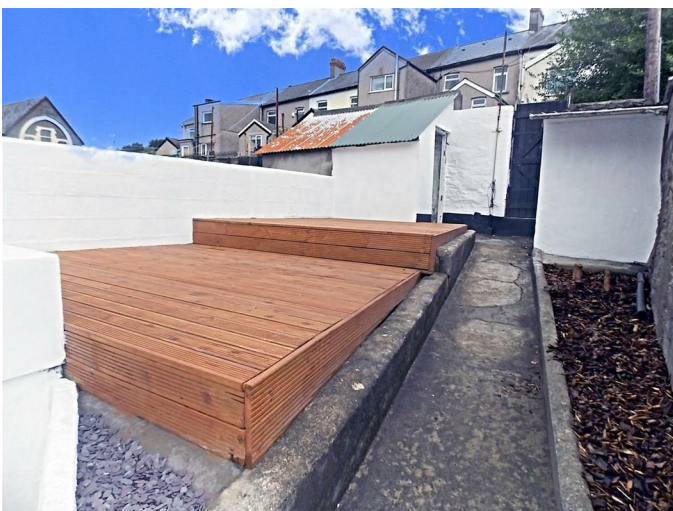
Double glazed window to rear, radiator, airing cupboard with gas combination boiler.

Bedroom 3 8'10" x 7'3" (2.71 x 2.21)



Double glazed window to front, radiator.

Outside



Small forecourt.

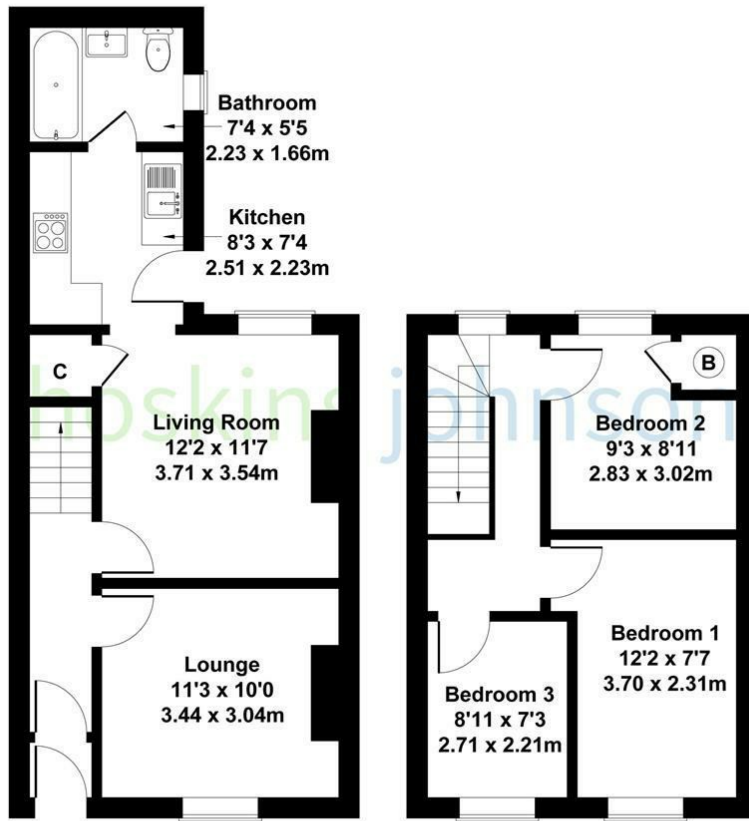
Rear yard with store.

Decked garden with lane access.

Floor Plan

9 Ann Street

Approximate Gross Internal Area
753 sq ft - 70 sq m

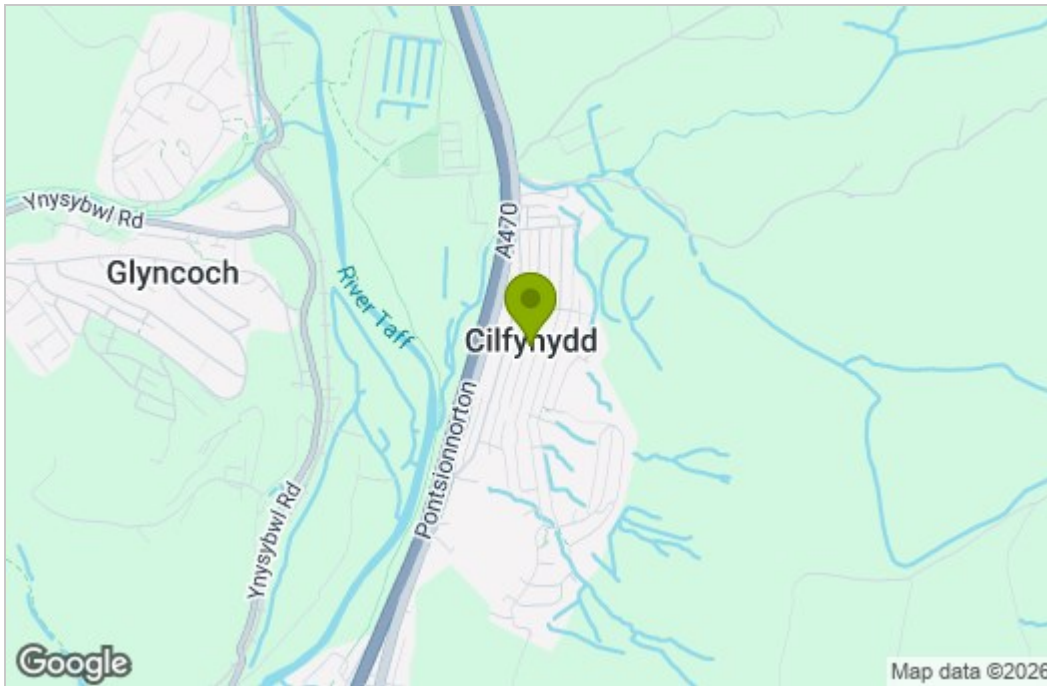


GROUND FLOOR

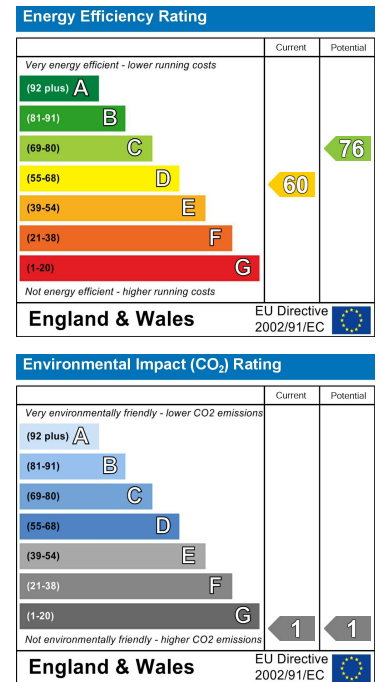
FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.

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.