



## 5 Danylan Road, Pontypridd, CF37 1ES

**£172,500**

360 WALK THROUGH TOUR AVAILABLE

\*\* If you are looking for that first step onto the property ladder then look no further \*\* Hoskins Johnson are delighted to offer to the market this well presented home in the popular area of Maesycoed.

BOASTING NO ONWARD CHAIN. Walking distance to Pontypridd town centre convenient for local shops, transport links, amenities and schools.

Modern mid terrace home comprises entrance lobby, large lounge offering great living space, kitchen/diner with integrated fridge & freezer, oven & hob, W/C, utility room, 3 bedrooms and a first floor bathroom.

There is a tiered rear garden together with double glazing and gas combi central heating.

Early viewing is strongly recommended.

**Entrance Lobby**

Composite entrance door, radiator.

Lounge 20'8" x 14'10" max 11'5" min (6.30 x 4.52 max 3.49 min)



Double glazed window to front, double doors to utility room, led light fittings, 2 radiators, coved ceiling.

**Kitchen/Breakfast Room 15'5" x 8'3" (4.70 x 2.51)**



Fitted with a range of matching wall and base units with tiled splash backs, stainless steel sink unit, gas hob and electric oven with extractor fan above, integrated fridge/freezer, wall mounted concealed combi boiler, radiator, double glazed window to side and door leading to W/C.

**W/C 9'4" x 2'5" (2.84 x 0.74)**

Toilet with concealed cistern & wash hand basin, double glazed window to rear.

**Utility room 13'5" x 5'3" (4.08 x 1.59)**



Space for washing machine and tumble dryer, base units, half glazed door to rear.

**Bedroom 1 15'0" x 8'5" (4.56 x 2.57)**



Double glazed window to rear, radiator, coved ceiling

**Bedroom 2 12'3" x 9'6" (3.73 x 2.89)**



Double glazed window to front, radiator, coved ceiling.

**Bedroom 3 9'1" x 5'8" (2.76 x 1.73)**



Double glazed window to front, radiator, coved ceiling.

Bathroom/WC 9'3" x 8'1" (2.83 x 2.47)



Modern white three piece suite comprising panelled bath with mains shower, wash hand basin and vanity unit, wc, radiator, coved ceiling, double glazed window to rear.

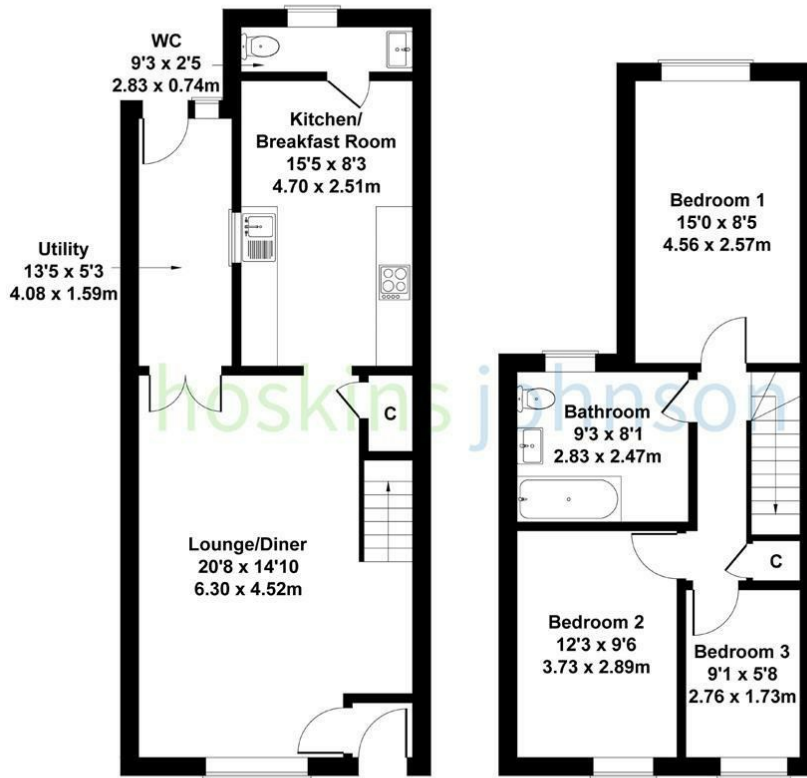
#### Outside

Terraced garden with views over the roof tops of the surrounding area, lane access.

Floor Plan

### 5 Danylan Road, Maesycoed

Approximate Gross Internal Area  
1023 sq ft - 95 sq m

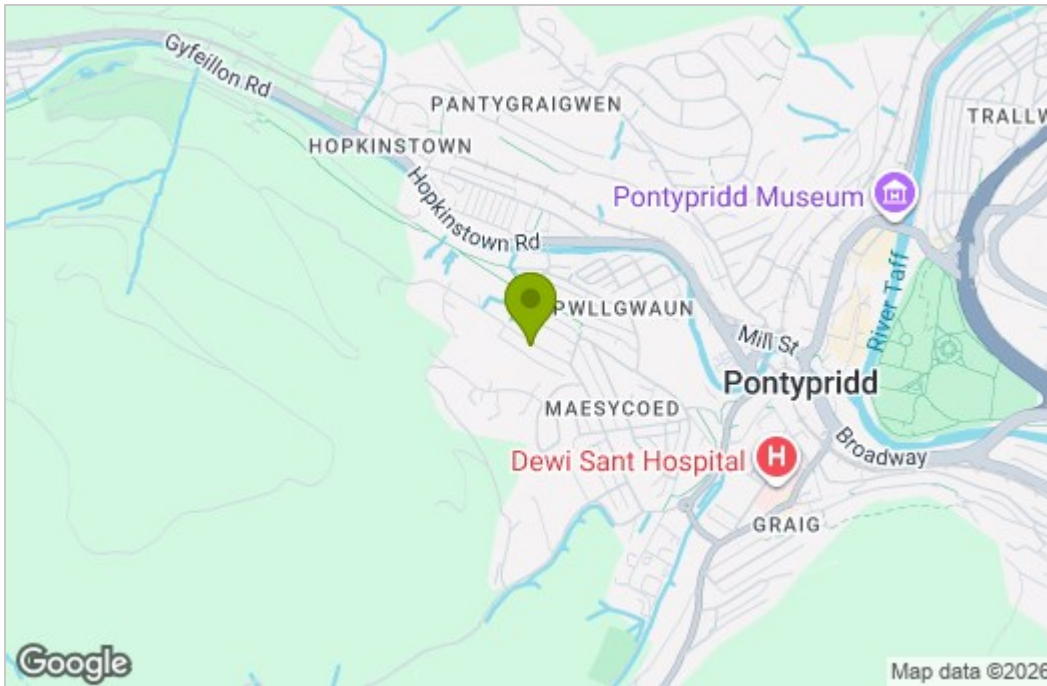


GROUND FLOOR

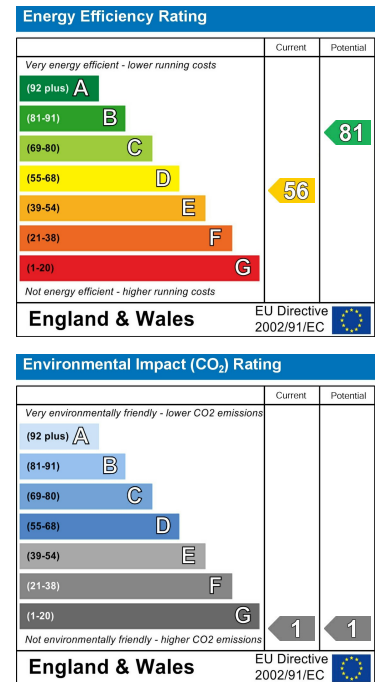
FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2021  
For Illustrative Purposes Only.

Area Map



Energy Efficiency Graph



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