



## 7 Lee Street, Pontypridd, CF37 1HP

**£135,000**

Located on Lee Street in the charming area of Pwllgwaun, Pontypridd, this well-presented mid-terrace house is an ideal opportunity for first-time buyers seeking a comfortable and inviting home. The property boasts two spacious bedrooms, providing ample space for relaxation and rest. The first-floor bathroom is conveniently located, ensuring ease of access for all residents.

Upon entering, you will find two reception rooms that offer versatility for various living arrangements, whether it be a cosy lounge or a formal dining area. The modern kitchen is equipped with an oven and hob, and presents a delightful space for culinary pursuits.

The property is ideally situated close to local amenities and shops, ensuring that daily necessities are just a short stroll away. Additionally, the level rear garden is a wonderful feature, providing a private outdoor space for leisure and recreation. With storage options available and lane access, this garden is both practical and enjoyable.

This home is not only well-located but also offers a blend of comfort and convenience, making it a perfect choice for those looking to step onto the property ladder. Do not miss the chance to view this delightful residence that truly embodies the essence of modern living in a vibrant community.

## Entrance Hall



Double glazed entrance door, radiator, laminated wood flooring, coved ceiling, staircase to first floor.

## Living Room 10'6" x 10'1" (3.21 x 3.08)



Double glazed window to front, radiator, coved ceiling, laminated wood flooring, modern fireplace with electric fire., open plan to dining room.

## Dining Room 11'6" x 10'7" (3.52 x 3.24)



Double glazed window to rear, two radiators, coved ceiling, laminated wood flooring.

## Kitchen 7'8" x 7'1" (2.35 x 2.17)



Modern, white gloss kitchen with base and wall cupboards, stainless steel sink unit, gas hob and electric oven with extractor hood above, space for washing machine and fridge/freezer, double glazed window and half glazed door to side.

## First Floor Landing



Double glazed window to rear, radiator, coved ceiling, attic access.

## Bedroom 1 13'5" x 7'5" (4.10 x 2.28)



Double glazed window to front, radiator, coved ceiling.

## Bedroom 2 10'5" x 6'8" (3.18 x 2.05)



Double glazed window to front, radiator, coved ceiling.

## Bathroom



White three piece suite comprising panelled bath with shower mixer tap and mains shower, wc, wash hand basin, part tiled walls, tiled floor, radiator, airing cupboard with gas combination boiler, double glazed window to rear.

## Outside

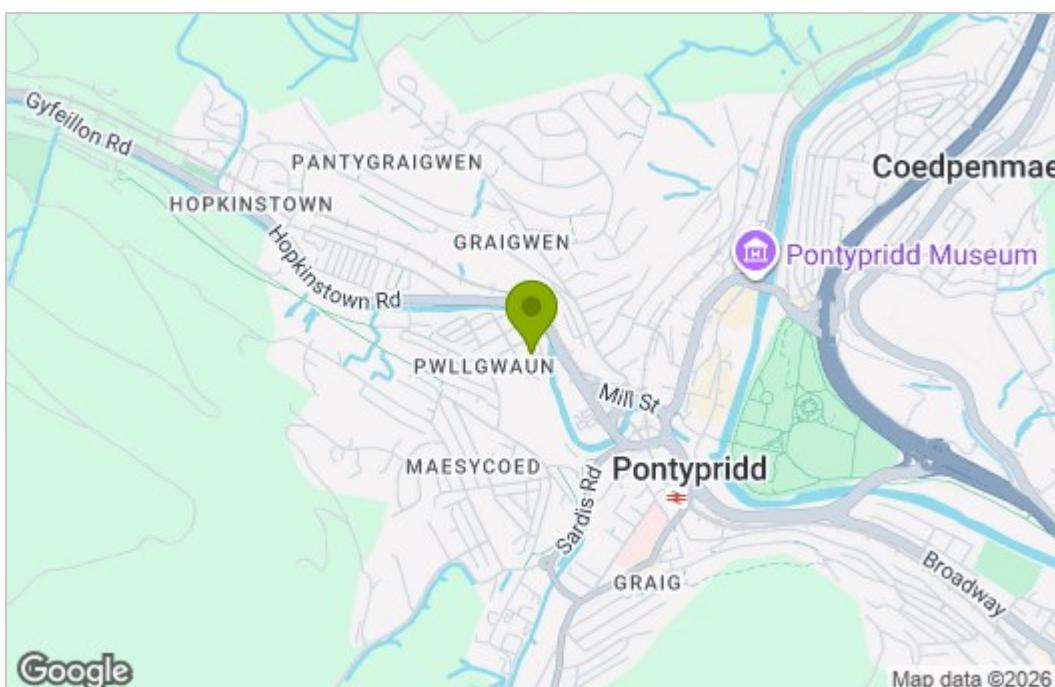


Level rear garden with lawn, seating area, greenhouse, storage and lane access.

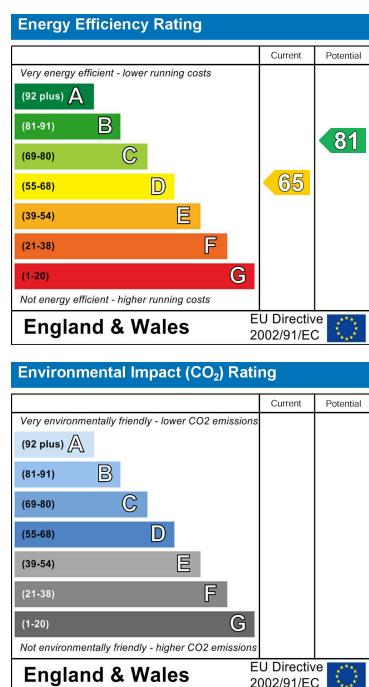
## Floor Plan



## Area Map



## Energy Efficiency Graph



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