



**Berw Road, Pontypridd CF37 2AB**

 allen & harris

**welcome to**

## **Berw Road, Pontypridd**

Allen and Harris are pleased to present to the market this three bedroom terraced . Pontypridd bus and train station only being a short distance away . Berw Road is in a great location and benefits from transport links.



Allen and Harris are pleased to present to the market this three bedroom terraced property situated in Pontypridd. The property's location is well served by being within close proximity to local schools, amenities as well as being within walking distance to Pontypridd town centre.

In brief the property comprises of two good sized reception rooms, kitchen and separate utility room and downstairs wc. To the first floor are three bedrooms and family bathroom. To the rear is an enclosed tiered garden.

## **Entrance Hall**

### **Reception One**

11' 10" x 11' 10" ( 3.61m x 3.61m )

### **Reception Two**

12' 9" x 9' 8" ( 3.89m x 2.95m )

### **Kitchen**

10' 8" x 8' 6" ( 3.25m x 2.59m )

### **Utility Room**

### **Wc**

### **First Floor Landing**

### **Bedroom One**

12' 1" x 9' 1" ( 3.68m x 2.77m )

### **Bedroom Two**

9' 9" x 9' 1" ( 2.97m x 2.77m )

### **Bedroom Three**

8' 8" x 6' 9" ( 2.64m x 2.06m )

### **Bathroom**



***view this property online*** [allenandharris.co.uk/Property/TBG109910](http://allenandharris.co.uk/Property/TBG109910)



welcome to

## Berw Road, Pontypridd

- Great sized family home
- Two Reception Rooms
- Upstairs Bathroom
- Utility Room
- Gas Central heating

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers in the region of

**£155,000**



**view this property online** [allenandharris.co.uk/Property/TBG109910](http://allenandharris.co.uk/Property/TBG109910)

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:  
TBG109910 - 0012



**01443 237667**



TalbotGreen@allenandharris.co.uk



83 Talbot Road, Talbot Green, PONTYCLUN,  
Mid Glamorgan, CF72 8AE



[allenandharris.co.uk](http://allenandharris.co.uk)