

## 40 Hurford Street, Pontypridd, CF37 1EW

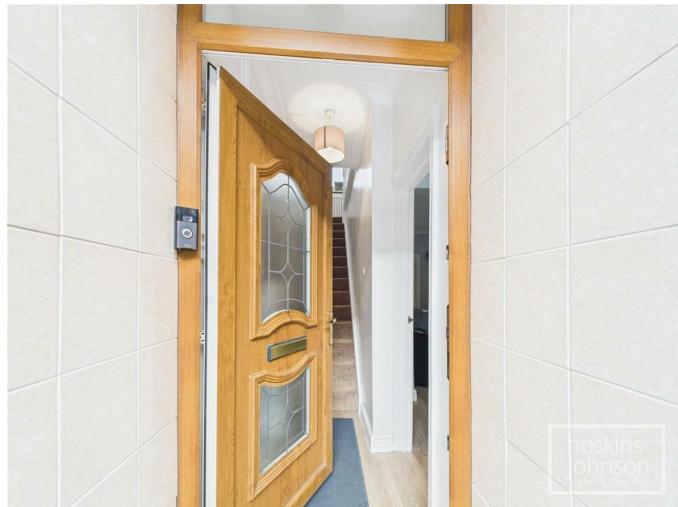
**£200,000**

Situated in the popular area of Maesycoed, Pontypridd, this well-presented end-terrace house on Hurford Street offers a delightful blend of comfort and convenience. With three spacious bedrooms, this property is ideal for families or those seeking extra space. The large lounge/diner provide a welcoming atmosphere, perfect for entertaining or relaxing with loved ones. The contemporary kitchen is equipped with an oven, hob & dishwasher, making it a joy to prepare meals. There is also a useful utility to house all of your white goods.

The property boasts a well-maintained garden, featuring a seating and play area, which is perfect for enjoying the outdoors. Additionally, there is ample basement storage, ensuring that you have plenty of space for your belongings. For those who require parking, workspace or hobby area, the good-sized garage/workshop comes complete with power and water, offering versatility for various uses.

Located close to local shops and schools, this property is perfectly situated for everyday needs. Whether you are a first-time buyer or looking to settle down in a friendly community, this end-terrace house is a wonderful opportunity not to be missed.

## Storm Porch



Part tiled walls.

## Hallway



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

## Lounge/Diner 20'10" x 12'1" (6.36 x 3.69)



Excellent size main reception room with double glazed window to front, two radiators, coved ceiling, laminated wood flooring, understairs storage cupboard, double glazed french doors leading into utility room.

## Kitchen 10'10" x 9'2" (3.31 x 2.81)



Fitted with a range of chrome effect base and wall cupboards with tiled splash backs, stainless steel sink

unit, gas hob with extractor hood above, double oven, integral dishwasher, tiled floor, coved ceiling with inset spotlights.

## Utility Room 12'0" x 5'8" (3.68 x 1.73)



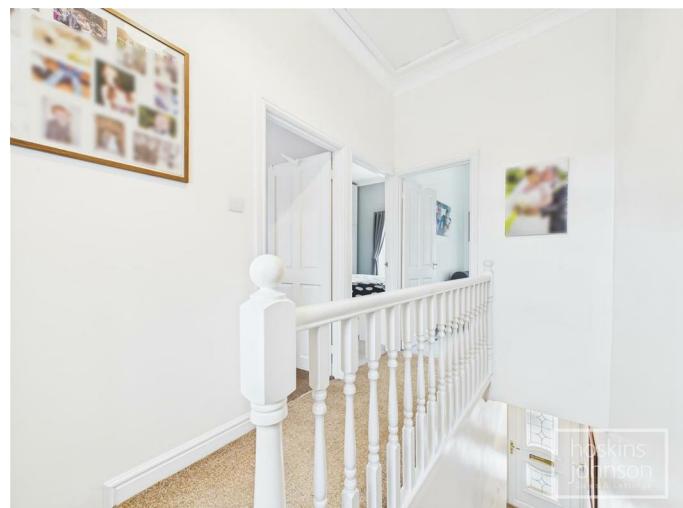
Space for washing machine, tumble drier and fridge/freezer, radiator, tiled floor, double glazed window and half glazed door leading to garden.

## Shower Room



Modern suite in white comprising large walk in tiled shower cubicle, wc, wash hand basin, radiator, coved ceiling with spotlights, tiled floor, two double glazed windows to rear.

## First Floor Landing



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

Bedroom 1 12'5" x 9'9" (3.80 x 2.98)



Double glazed window to front, radiator, coved ceiling.

Bedroom 2 9'8" x 8'2" (2.97 x 2.50)



Double glazed window to rear, radiator, coved ceiling.

Bedroom 3 9'4" x 5'10" (2.86 x 1.80)



Double glazed window to front, radiator, coved ceiling.

Outside



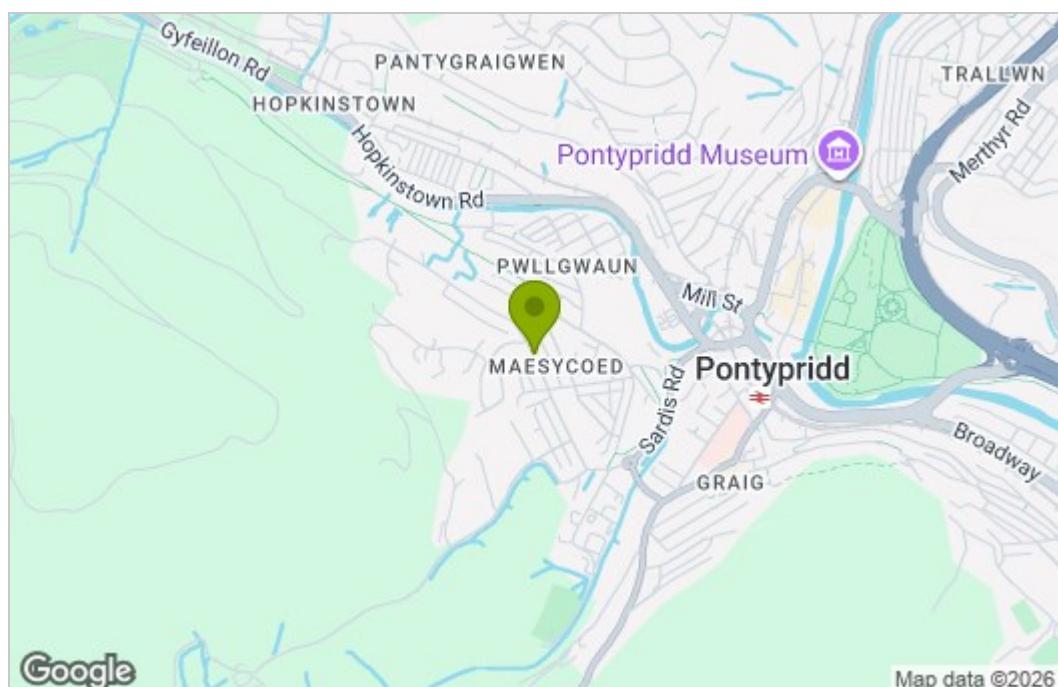
Well presented rear garden with artificial grassed area, ideal for entertaining or play area, basement storage.

Good size garage/workshop with power, light, water and electric roller shutter door.

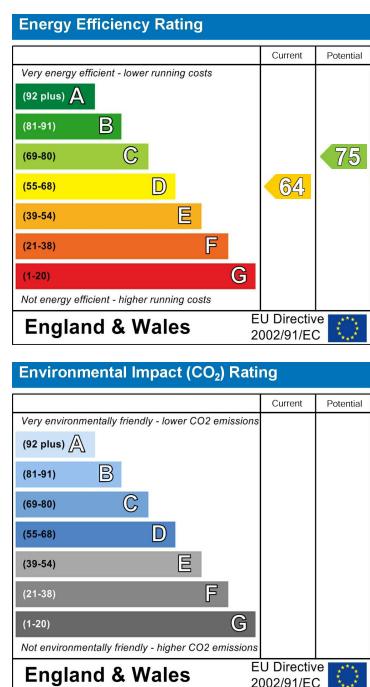
## Floor Plan



## Area Map



## Energy Efficiency Graph



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