



40 Hurford Street, Pontypridd, CF37 1EW

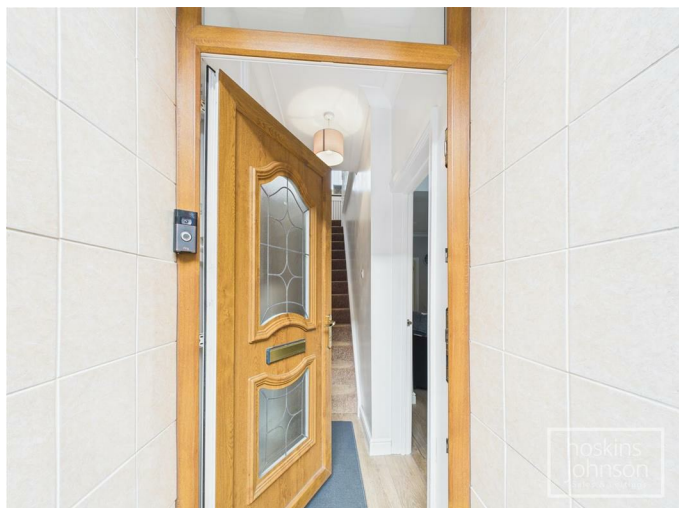
£200,000

Situated in the popular area of Maesycod, 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.

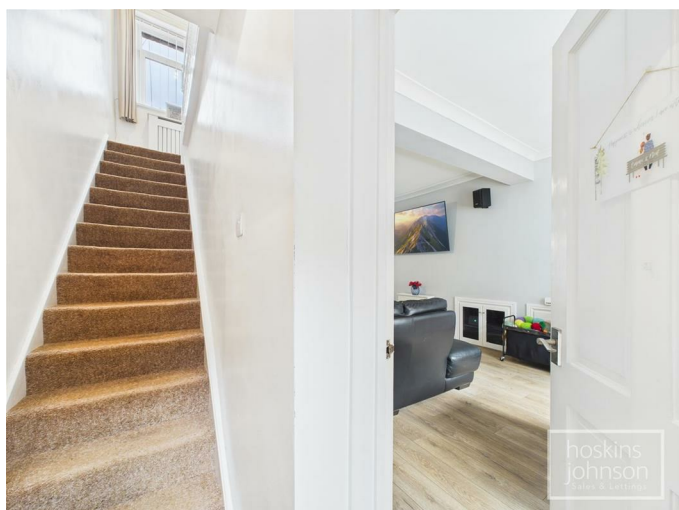
Located close to local shops and schools, this property is perfectly situated for everyday needs. Whether you are a first-time buyer or looking to settle down in a friendly community, this end-terrace house is a wonderful opportunity not to be missed.

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

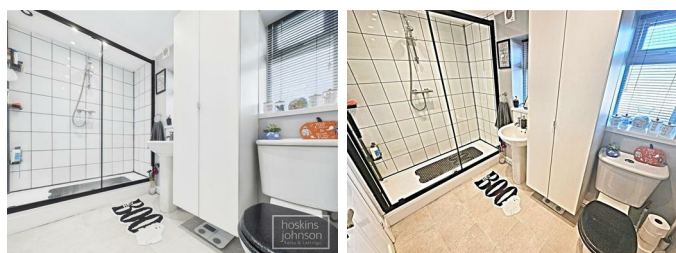
unit, gas hob with extractor hood above, double oven, integral dishwasher, tiled floor, coved ceiling with inset spotlights.

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



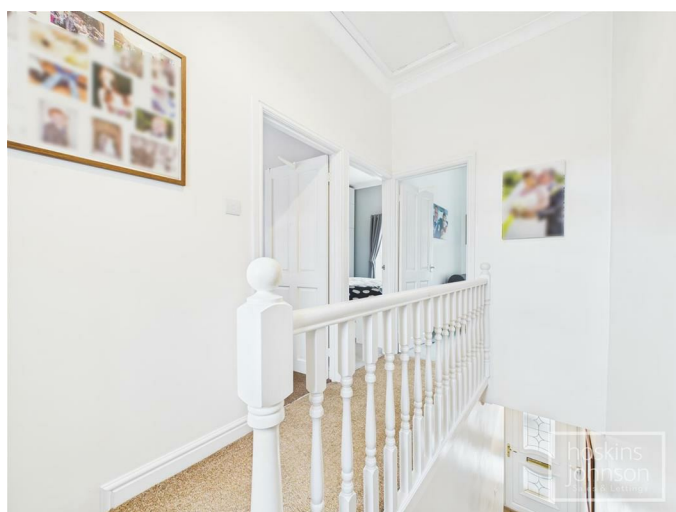
Space for washing machine, tumble drier and fridge/freezer, radiator, tiled floor, double glazed window and half glazed door leading to garden.

Shower Room



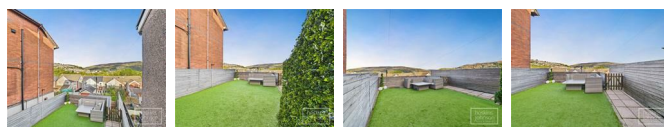
Modern suite in white comprising large walk in tiled shower cubicle, wc, wash hand basin, radiator, coved ceiling with spotlights, tiled floor, two double glazed windows to rear.

First Floor Landing



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

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



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.

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)



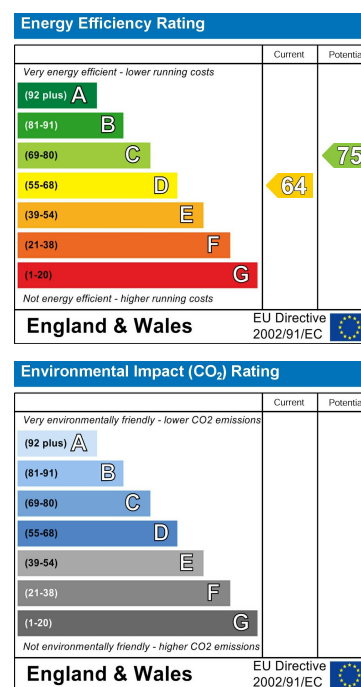
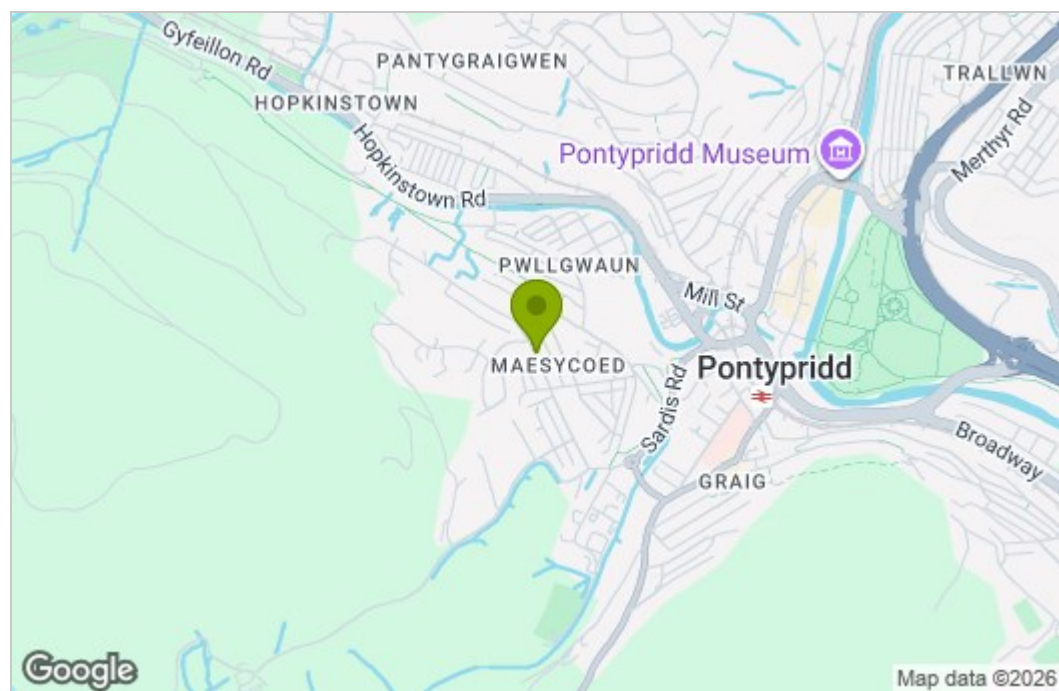
Double glazed window to front, radiator, coved ceiling.

Outside

Floor Plan



Area Map



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.

22 Market Street, Pontypridd, CF37 2ST

Tel: 01443 404093 Email: pontypridd@hoskinsjohnson.co.uk www.hoskinsjohnson.co.uk