



43 Newbridge Road

Lantrisant, Pontyclun, CF72 8EX

£895 Per Month

HARRIS & BIRT



Located in the popular location of Llantrisant near Pontyclun, is this well presented three bedroom mid terrace property. The property has a generous lounge and good size kitchen with ample space for a dining table and chairs. Three bedrooms and bathroom to the first floor. Outside, you'll find a good-sized enclosed rear garden mainly laid to lawn with a raised decked area and a garden shed. There is a front paved courtyard to the front of the property. Gas central heating. Character features. Off road parking is available to the front of the house.

The property is being offered on an unfurnished basis at £895 per calendar month, with a deposit of £995. It has an EPC rating of D and falls under Council Tax Band B. Available immediately.

- Mid Terrace Property
- Gas Central Heating
- Unfurnished
- Available Immediately
- Three Bedrooms
- Front and Rear Gardens
- EPC Rating D

### **Exterior Front**

Enclosed paved front courtyard garden. Wooden gate. Brick built storm porch

### **Hallway**

Entrance hallway with small window to side elevation - door into -

### **Lounge**

Good size lounge with wooden floor. Windows to front and rear - wooden window shutters to front window. Electric log style fire. Understairs cupboard. Two radiators. Two light fittings. Door leading to -

### **Kitchen**

Very good size kitchen with ample room for dining table and chairs. Opaque glazed door to side plus large window to rear overlooking the garden. Fitted with a range of matching units. Freestanding Flavel Milano 950 gas cooker and Hotpoint washing machine. Stainless steel sink and drainer. Ceramic tiling to splashbacks. Radiator.

### **First Floor**

Staircase to first floor landing area. Two ceiling lights. Wooden staircase with balustrade and spindles. Access to all bedrooms and bathroom.

### **Bedroom One**

Good size bedroom with window to front. Radiator. Light fitting

### **Bedroom Two**

Good size bedroom with window to rear. Radiator. Light fitting

### **Bedroom Three**

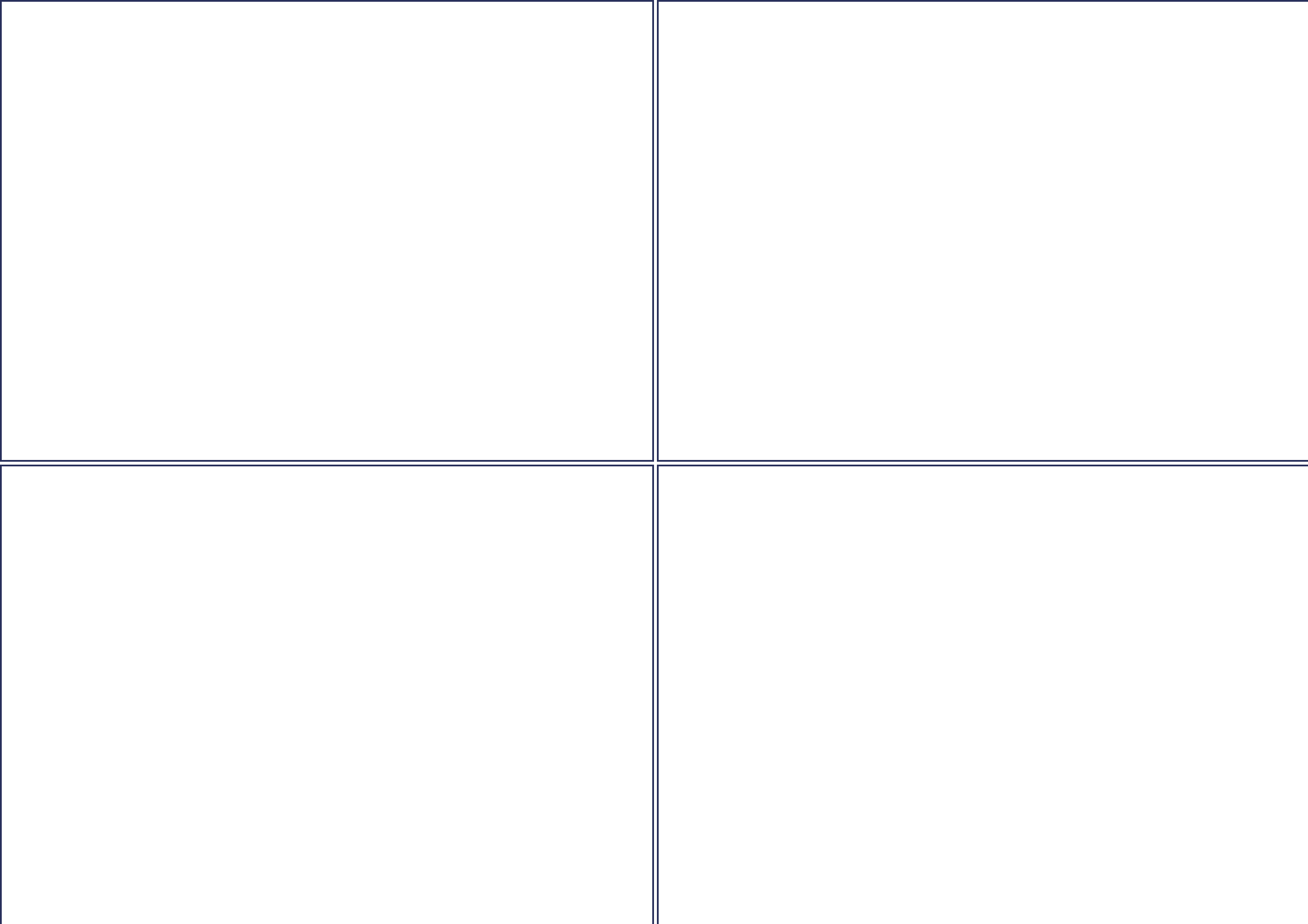
Good size bedroom with window to rear. Radiator. Light fitting. Fitted cupboards including airing cupboard housing Baxi boiler plus shelving and extra storage space

### **Bathroom/wc**

Family bathroom with suite in white - comprising panelled bath, low level flush wc and a wash hand basin with taps and fittings in chrome. PVC wall boards to bath area. Shower over the bath. Opaque window to side. Vinyl flooring. Wall mounted shave point. Radiator. Mirror above the bathroom sink.









# HARRIS & BIRT

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