



## 34 Rosser Street, Pontypridd, CF37 1EB

**£215,000**

Located in the charming area of Maesycod, this well-presented mid-terrace house on Rosser Street offers a delightful blend of modern living and comfort. The property boasts three spacious bedrooms, making it an ideal choice for families or those seeking extra space.

Upon entering, you are welcomed into a large lounge/diner, which is perfect for both relaxation and entertaining. The room is filled with natural light, thanks to the bay window & French doors that open directly into the garden, creating a seamless connection between indoor and outdoor living. The contemporary gloss kitchen is a standout feature, equipped with a modern oven/hob and ample storage, making it a joy for any home cook.

The property also includes a stylish bathroom, complete with a separate shower cubicle, ensuring convenience and comfort for all residents.

This home is not only well-located, close to many amenities, shops & schools, but also offers a contemporary lifestyle in a friendly neighbourhood. With its thoughtful design and modern amenities, this property is sure to attract those looking for a comfortable and stylish place to call home.

## Entrance



Double glazed entrance door.

## Hallway



Glazed door, radiator, coved ceiling, staircase to first floor, understairs storage cupboard.

## Lounge/Diner 20'9" x 8'8" (6.34 x 2.66)



Double glazed bay window to front, french doors leading to garden, two radiators, coved ceiling.

## Kitchen 12'3" x 9'1" (3.75 x 2.78)



Contemporary fitted kitchen with a range of grey gloss base and wall cupboards with tiled splash backs, stainless steel sink unit, gas hob and electric oven with extractor hood above, space for washing machine and fridge/freezer, radiator, coved ceiling with spotlights, tiled floor, double glazed window and half glazed door to side.

Lobby  
Tiled floor.

## Bathroom/WC



Modern bathroom suite in white comprising panelled bath, wc, wash hand basin, large mains powered shower cubicle, radiator, ceiling spotlights, tiled floor, double glazed window to rear.

## First Floor Landing



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

## Bedroom 1 11'10" x 9'9" (3.61 x 2.99)



Double glazed window to front, radiator, coved ceiling.

## Bedroom 2 9'2" x 8'9" (2.80 x 2.68)



Double glazed window to rear, radiator, coved ceiling, airing cupboard with gas combination boiler.

Bedroom 3 8'10" x 6'2" (2.70 x 1.90)



Double glazed window to front, radiator, covered ceiling.

Outside



Paved forecourt.  
Good size, level garden with seating area, lawns and rear access.

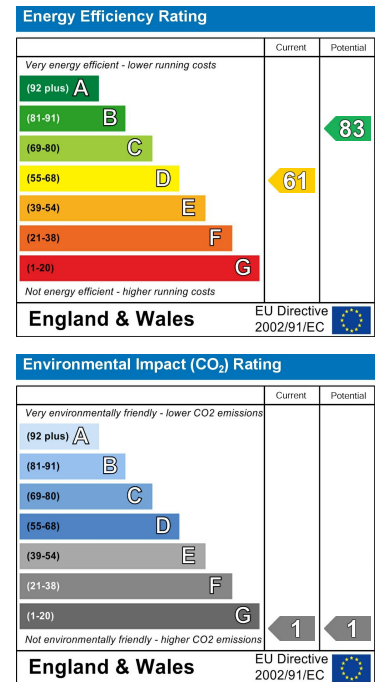
# Floor Plan



# Area Map



# Energy Efficiency Graph



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