



DYLAN DAVIES
Estate & Letting Agents

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Kirkhouse Street, Pontypridd. CF37 1LF

£179,950



FOR SALE

****TO BE SOLD WITH TENANTS TO REMAIN IN THE PROPERTY****

****BEAUTIFULLY PRESENTED and EXTENDED****

****4 BEDROOMS with SPACIOUS LIVING and BEDROOM SPACE****

****WALKING DISTANCE TO TOWN CENTRE and TRAIN STATION****

FANTASTIC OPPORTUNITY TO PURCHASE THIS IMMACULATE 4 BEDROOM END OF TERRACE PROPERTY, NEATLY POSITIONED ON A QUIET CUL DE SAC NEAR PONTYPRIDD CENTRE. THE PROPERTY OFFERS A MODERN DESIGN THROUGHOUT, WITH A NEUTRAL COLOUR SCHEME AND PALLET. HIGHLIGHTS INCLUDE A COMBI BOILER, UPVC DOUBLE GLAZING AND REAR OUTBUILDING.

Dylan Davies are pleased to bring to the market this gorgeous traditional stone terrace property, within a 5/10 minutes walk to Pontypridd town centre and train station - with access into Cardiff within 20/25 minutes. The A470 link road is also a short drive away - with access into Cardiff, Merthyr, Brecon and further beyond.

****CUL DE SAC POSITION****

The property has been modernised and extended over recent years to create a modern and homely property - with excellent proportions throughout. The ground floor of the house has a good size entrance hallway leading into the principle reception room, with a spacious feel, high ceilings and plenty of space for living room furniture plus a dining table if required. Heading into the rear of the property (extension) we find a lovely and spacious kitchen / dining area, with a vast array of white high gloss base and wall units, complimented by wood effect base and wall units, plus a fitted dishwasher and space for a fridge/freezer and washing machine. There is ample space for a dining table and chairs, plus a downstairs cloakroom/wc completing the ground floor.

****CEILING SPOTLIGHTS****

Rising to the first floor we find four excellent bedrooms plus a spacious family bathroom. Bedroom three further benefits from a fitted wardrobe with sliding mirror doors. Similar to the ground floor, the first floor has a neutral decoration with plastered walls and ceilings.

Externally, we find an enclosed rear garden, which has been kept low maintenance with shingle stone. A rear outbuilding can be found at the foot of the garden, and although its currently used for storage, it does have the potential to be used for a variety of purposes, such as a home gym or office.

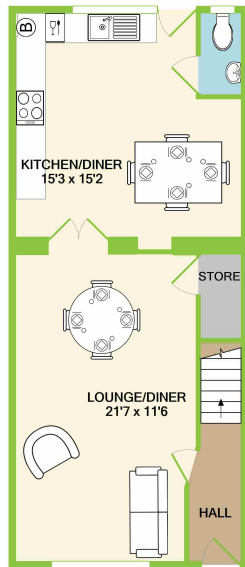
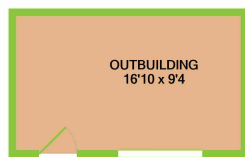
****NOT ONE TO BE MISSED****

****MUST BE VIEWED EARLY****

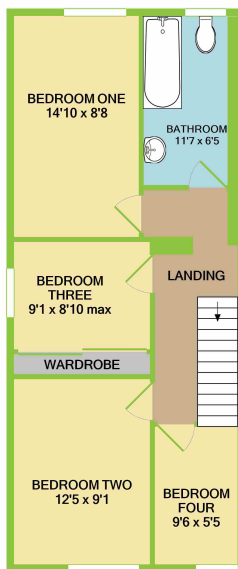
RCT COUNCIL TAX BAND 'B' - £1,500.20







GROUND FLOOR
APPROX. FLOOR
AREA 696 SQ.FT.
(64.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 545 SQ.FT.
(50.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1241 SQ.FT. (115.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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