

HUNTERS®

HERE TO GET *you* THERE



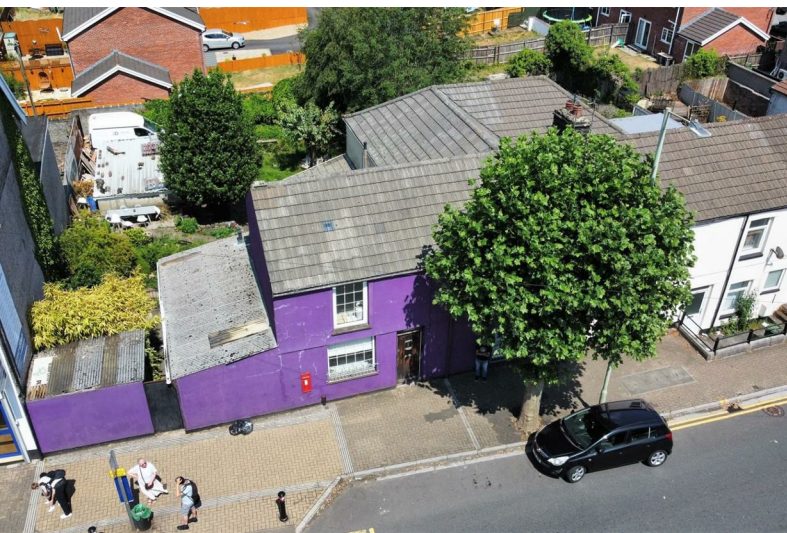
Broadway

Pontypridd, CF37 1BE

£225,000



Council Tax:



104 Broadway

Pontypridd, CF37 1BE

£225,000



General

Pontypridd is a charming town located in the South Wales Valleys, just 12 miles from Cardiff. The town offers an abundance of local amenities, including parks, sports clubs, bars, restaurants, and excellent transport links.

There are a range of outstanding schools in the area, both primary and secondary. Pontypridd also has a number of colleges, including the well-respected University of South Wales.

The town centre is filled with an abundance of independent shops, as well as major high street retailers. The population of Pontypridd is approximately 33,000, creating a friendly, close-knit community with plenty of events and activities all year round.

Hallway

entered through Upvc front door, with tiled flooring, wood panel/ skimmed walls and textured ceilings which are coved and central lighting, radiator, wood front door, storage cupboard.

Lounge

15'9" x 15'3" (4.80m x 4.65m)
with tiled flooring, skimmed walls and textured ceilings with central lighting, window to front, featured original stone fireplace along full wall with stone steps open wood burning stove and slate hearth, under stair storage.

Reception Room

13'6" x 8'10" (4.11m x 2.69m)
with laminate flooring, skimmed / wood panel walls and textured ceilings which are coved with central lighting, radiator, window to front.

Dining Room

19'3" x 15'10" (5.87m x 4.83m)
with laminate flooring, skimmed walls and ceilings which are coved with two central lighting, under stair cupboard, radiator, open arch to garden room, french doors to rear, original wooden fire surround.

Kitchen

13'9" x 12'8" (4.19m x 3.86m)
with tiled flooring, skimmed walls and textured ceilings with exposed beams and central lighting. Selection of base and wall units in light oak effect with tiled worktops, integral appliances including with gas hob and electric hood, electric oven, sink & drainer, two windows to rear, radiator, stable door to rear.

Bathroom

11'11" x 7'8" (3.63m x 2.34m)
with tiled flooring and smooth / wood panel walls, textured ceilings with central lighting, 3 piece suite sink, wc, bath with over bath thermostatic shower, window to rear, door to airing cupboard.

Conservatory

Lean too style conservatory built onto terrace with tiled flooring, glass roof, French doors to rear steps into garden.

Landing

with exposed floorboards, skimmed walls and textured ceilings which are coved with central lighting, wood bannister with steel spindles, doors to:

Bedroom 1

14'9" x 13'2" (4.50m x 4.01m)
with varnished floorboards, skimmed walls and

textured ceilings with central lighting, window to front, radiator.

Bedroom 2

with laminate flooring, skimmed walls and papered ceilings with central lighting, two windows to rear, radiator.

Bedroom 3

with carpets, skimmed walls and textured ceilings with central lighting, window to front, radiator, built in wardrobes along one wall.

Shower Room

7'1" x 5'8" (2.16m x 1.73m)

with tiled flooring and walls and textured ceilings with central lighting, 2 piece suite wc, sink built into vanity storage separate shower cubicle with electric shower and glass screen, radiator, window to rear.

Lean Too

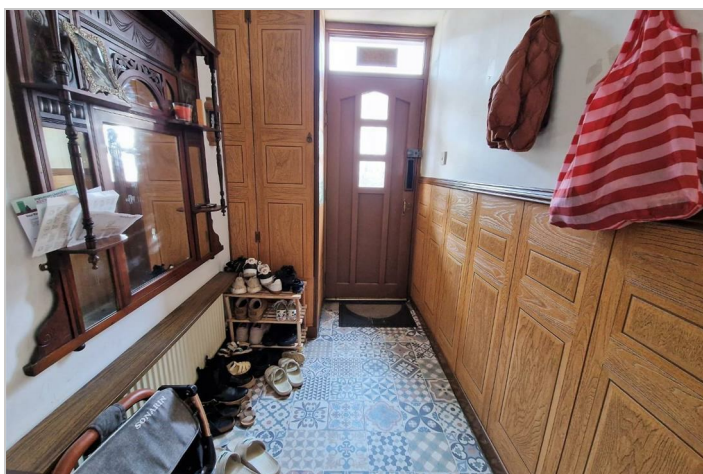
with flagstone flooring, skimmed walls and corrugated ceilings with central lighting, window and door to rear.

Gardens

Extensive rear gardens in 3 sections with upper tier

which was previously landscaped with mature borders and chipped seating area, leading to rear lawn and with rear lane access with double garage with roller shutter, power and lighting, parking in front of garage for 2 cars, pond at the bottom of the garden.

There is also a basement room accessed from the garden currently used for storage but could be used a seperate room / accomodation.



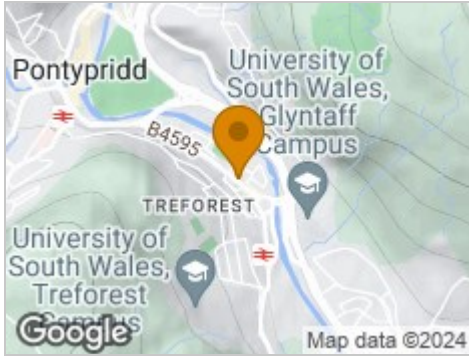
Road Map



Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Hunters Bridgend Office on 01656 856118 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.