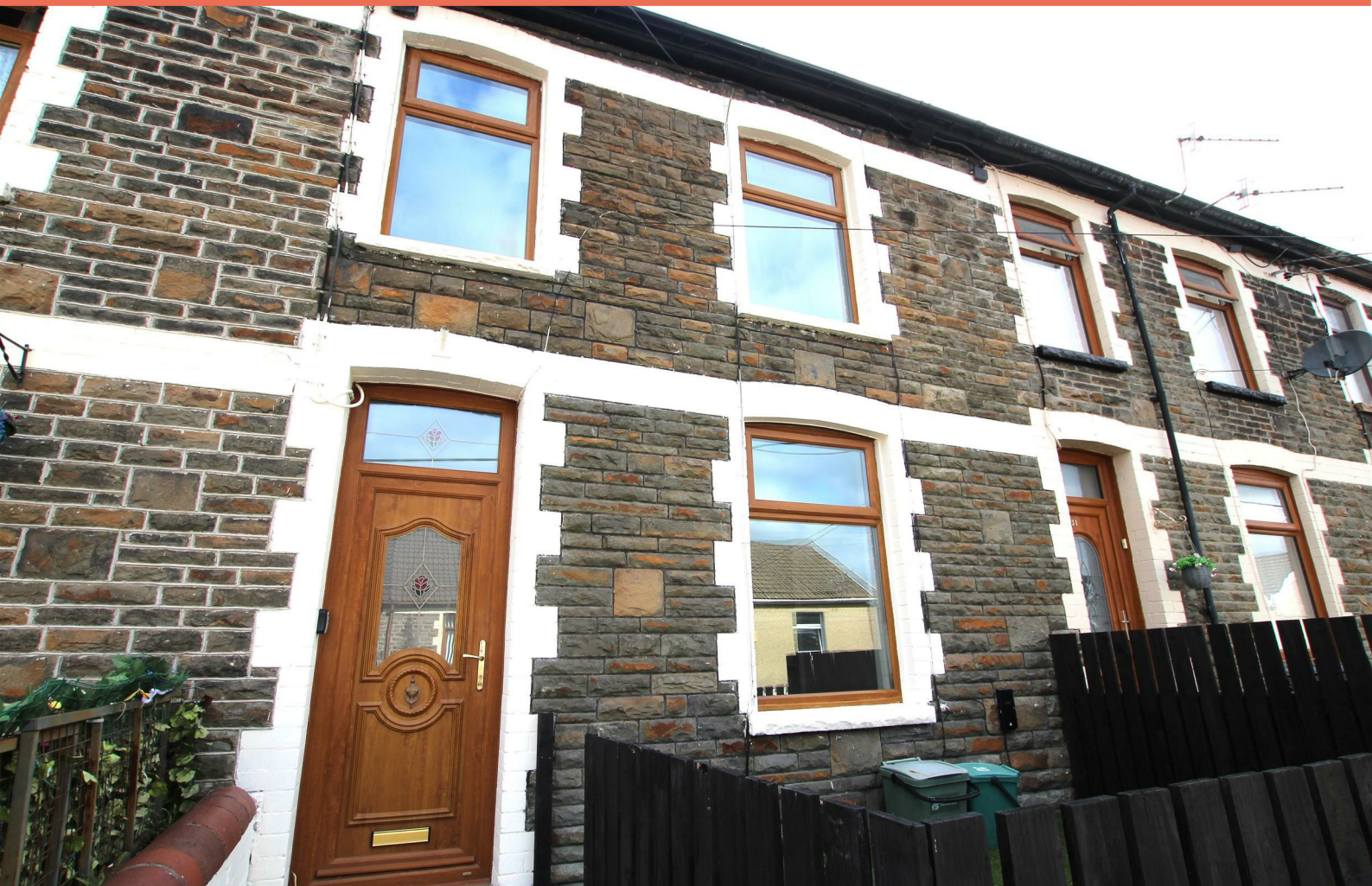




30 MIKADO STREET. TONYPANDY. CF40 1EJ

£120,000

A fantastic opportunity to purchase this well presented, spacious 2 bedroom, terrace property. Located in the popular area of Tonypandy, close to local amenities and with convenient road and transport links... this property is not to be missed!

Internally the property is well presented and has been freshly decorated throughout, brand new carpets and brand new decking to the rear garden. Electrical and gas safety certificates will also be provided on completion.

On the ground floor is the entrance hallway, two reception rooms for comfortable family living, well proportioned, modern kitchen with ample cupboard storage, space for appliances, American style fridge/freezer and range style cooker with extractor fan above, there is also a very useful utility room with sink, storage cupboards, space for extra appliances and downstairs WC.

ENTRANCE HALLWAY

Spacious entrance hallway with doors leading to both reception rooms.

RECEPTION ONE

11'6" x 11'1" max (3.51m x 3.38m max)



Spacious reception room with direct access to the kitchen.

RECEPTION TWO

11'05 x 10'08 max (3.48m x 3.25m max)



Spacious reception room to the front of the property.

KITCHEN

11'05 x 8'06 max (3.48m x 2.59m max)



Well proportioned, modern kitchen with ample cupboard storage, space for appliances, American style fridge/freezer and range style cooker with extractor fan above.

UTILITY ROOM

9'08 x 5'08 max (2.95m x 1.73m max)



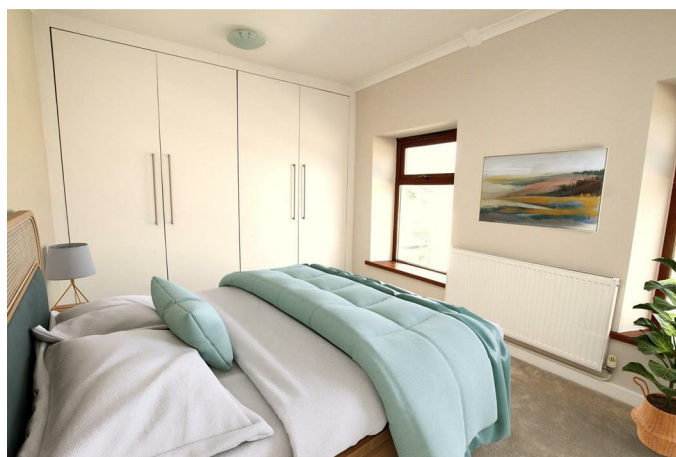
A very useful utility room with sink, plenty of storage and room for extra appliances, along with direct access to the downstairs WC.

DOWNSTAIRS WC

Downstairs WC situated off of the utility room.

BEDROOM ONE

12'04 x 9'04 max (3.76m x 2.84m max)



Large double bedroom with built in storage and front facing windows.

BEDROOM TWO

12'03 x 9'0 max (3.73m x 2.74m max)



Spacious double bedroom with built in storage and window overlooking rear garden.

FAMILY BATHROOM

10'03 x 8'07 max (3.12m x 2.62m max)



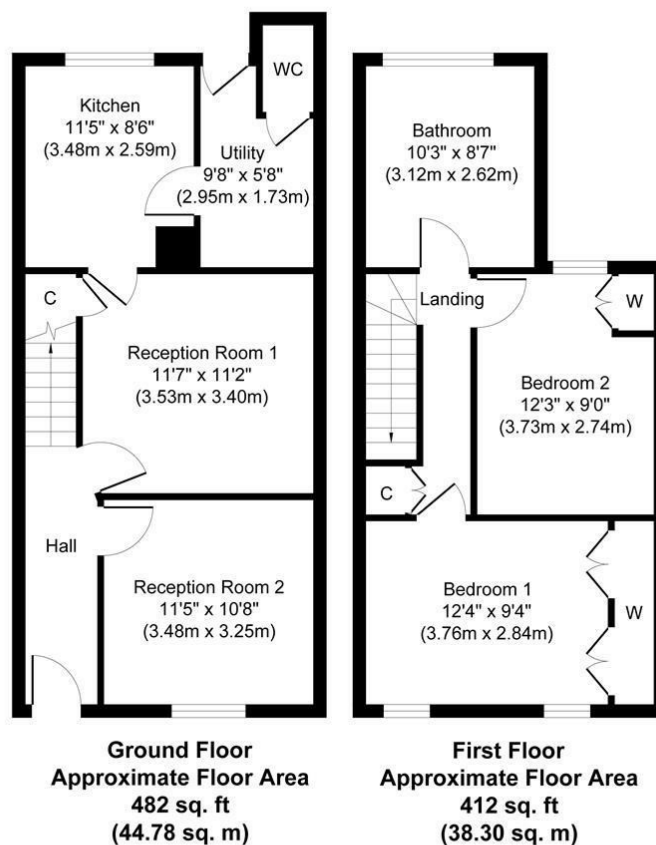
Generous modern family bathroom with bath, separate shower cubicle, vanity sink unit and low level WC.

OUTSIDE SPACE



To the rear of the property is an attractive tiered garden with paved section and brand decked area, the perfect spot for alfresco dining and socialising. There is also solid construction storage room/outbuilding. Further courtyard garden to the front of the house.

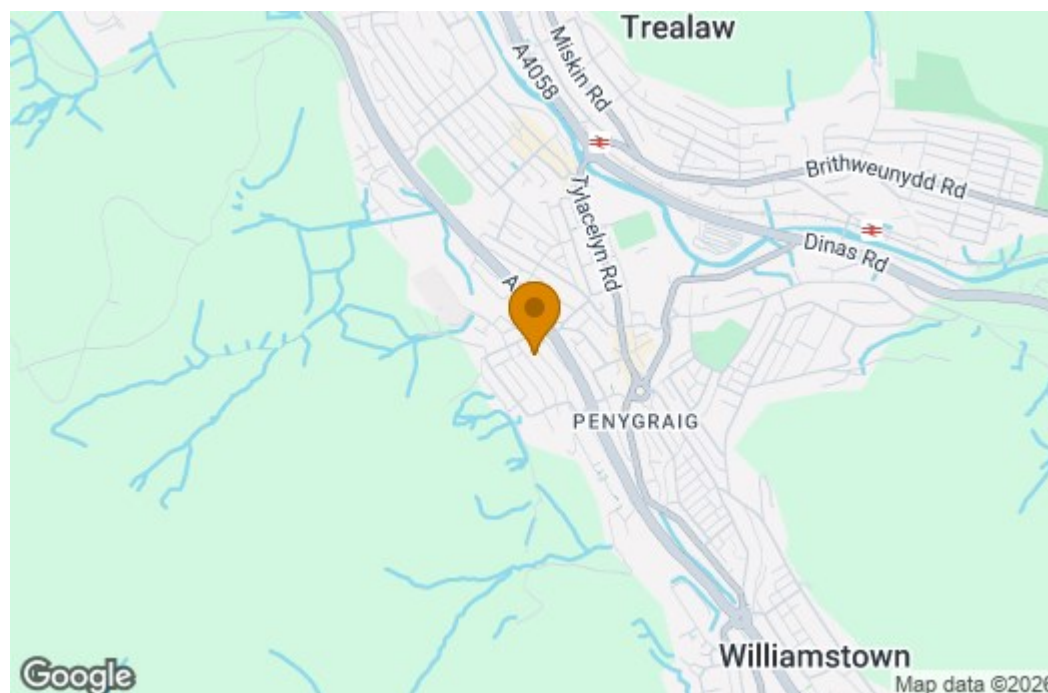
FLOOR PLAN



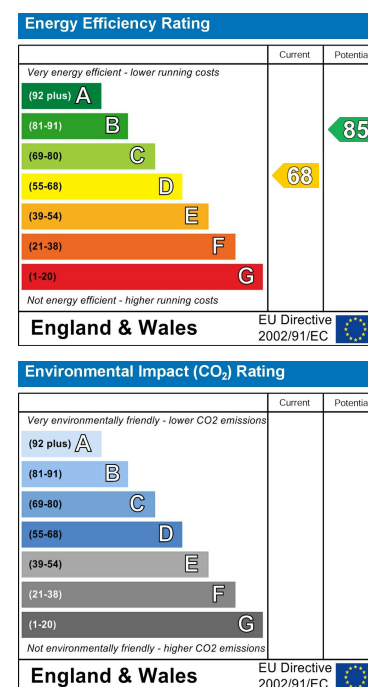
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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AREA MAP



ENERGY EFFICIENCY GRAPH



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