



**14 The Avenue**

, Pontypridd, CF37 4DF

**Offers Over £250,000**



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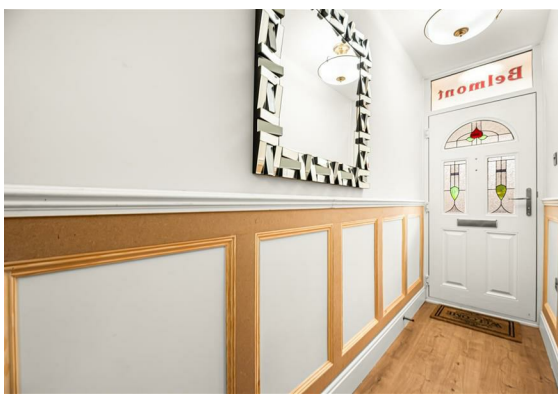
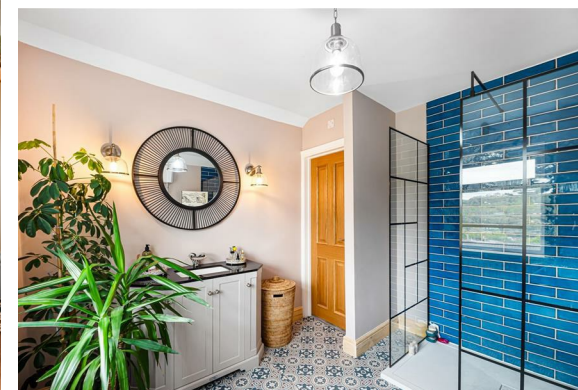
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**SMITHS**

## 14 The Avenue , Pontypridd, CF37 4DF

A beautifully reimagined THREE BEDROOM home in Pontypridd. This property has undergone a full back-to-brick REFURBISHMENT, resulting in a sleek, designed interior finished to an EXCEPTIONAL STANDARD throughout. Smooth plastered walls and ceilings create a crisp, contemporary canvas, complemented by a full rewire and striking industrial-style lighting that adds CHARACTER & EDGE. The ground floor is anchored by high-quality LVT insulated flooring, enhancing both comfort and efficiency, while new double glazing paired with bespoke plantation blinds delivers style alongside practicality. Solid oak internal doors with pewter handles elevate the finish & under-stairs 'Clever Closets' storage & bespoke wood panelling showcases thoughtful design. The shaker-style Howdens kitchen is both timeless and functional, featuring a Leisure range cooker, industrial shelving and direct access to the rear. Upstairs, the first floor hosts three well-proportioned bedrooms, including two doubles, alongside a standout bathroom fitted with a contemporary suite and a striking black-framed shower enclosure.

Externally, the property benefits from a courtyard, along with the rare advantage of rear parking and useful basement storage. Positioned within a high-demand residential area, the home enjoys excellent connectivity, with convenient access to nearby Pontypridd, Cardiff & the wider South Wales region via strong road and rail links. Local amenities are within easy reach, including shops, schools, and leisure facilities, making day-to-day living effortless. The surrounding area also offers access to green spaces and countryside walks, striking a balance between urban convenience and outdoor lifestyle perfect for those seeking both convenience and a sense of community. Call to view now!





**Hallway**  
10'3" x 3'0" (3.13 x 0.92)

**Living Room**  
13'0" x 9'6" (3.97 x 2.90)

**Dining Room**  
11'8" x 10'7" (3.58 x 3.23)

**Kitchen**  
10'11" x 9'8" (3.33 x 2.96)

**Landing**  
11'3" x 5'3" (3.44 x 1.61)

**Bathroom**  
9'8" x 7'6" (2.96 x 2.29)

**Bedroom One**  
13'5" x 10'5" (4.10 x 3.20)

**Bedroom Two**  
10'7" x 8'0" (3.25 x 2.46)

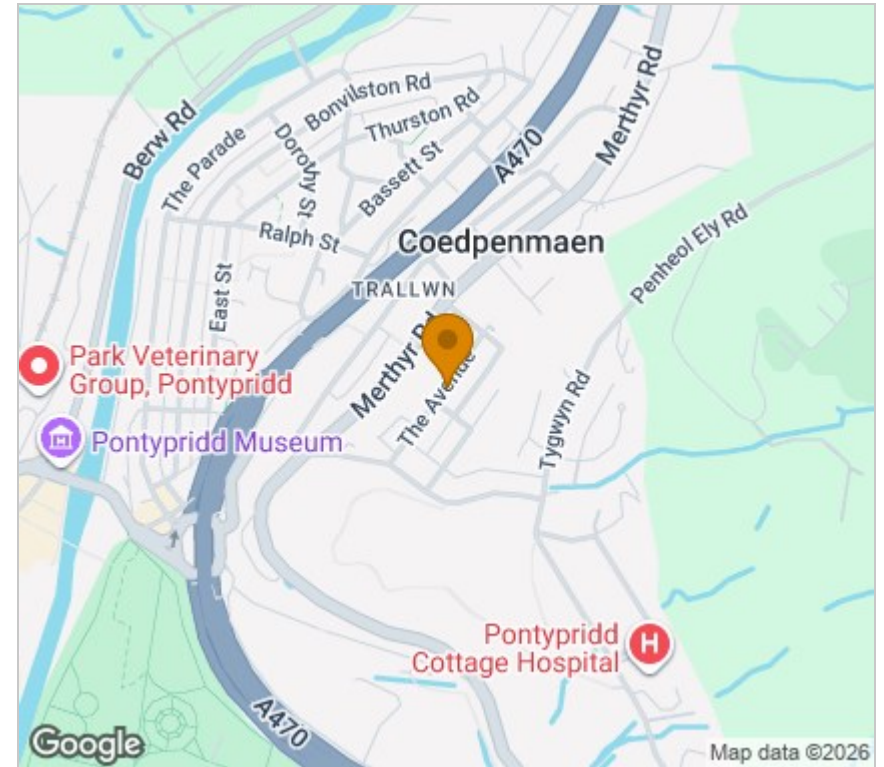
**Bedroom Three**  
10'5" x 5'4" (3.18 x 1.65)

**External & Location**

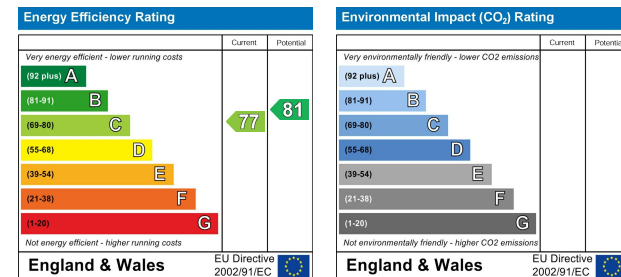
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact us on 01792 465822 if you wish to arrange a viewing appointment for this property or require further information.

Smiths Homes endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

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