

**52 Meadow Hill, Church Village
Pontypridd
CF38 1RX**

Entrance Hallway

Entered via double paneled door, large built in storage cupboard, stairs to first floor, doors leading off to:-



Cloaks

White suite comprising pedestal wash hand basin, low level w.c., extractor fan.



Sitting Room 10'4 x 7'6"

Window to front aspect, laminate flooring.



Kitchen/Diner

A lovely bright spacious kitchen/diner which over looks

rear garden, the kitchen is fitted with a range of wall and base units including integrate hob oven and extractor hood, complimentary tiled splash back, laminate flooring, window and upvc d.g, French style doors opening out to rear garden patio.



Frist Floor Landing

Stairs to second floor then doors leading off to:-

Lounge 13'11" x 7'6"

A good sized lounge with two windows to front aspect.



Master Bedroom 14'7" x 10'7"

Double bedroom, two windows to rear aspect, a range of fitted wardrobes across one wall, door to:-



En-Suite

White suite comprising fully tiled shower cubicle with glazed doors and mains fed shower, pedestal wash hand basin, low level w.c., extractor fan.



Second Floor Landing

Doors leading off to:-

Bedroom Two 13'11" x 10'5"

Double bedroom once again fitted with a range of fitted wardrobes, two windows to front aspect.



Bedroom Three 10'6" x 6'10"

Double bedroom, window to front.



Bedroom Four 10'6" x 6'10"

Double bedroom window to rear.



Family Bathroom 6'11" x 5'7"

White suite comprising paneled bath with mains fed shower over, low level w.c., pedestal wash hand basin, Extractor Fan



Outside Front

Front garden with path leading to property.

Rear Garden

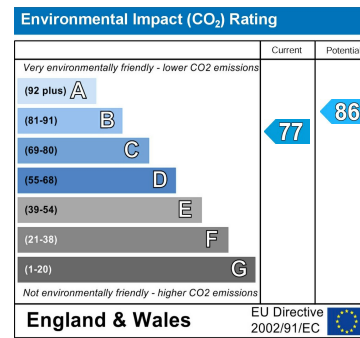
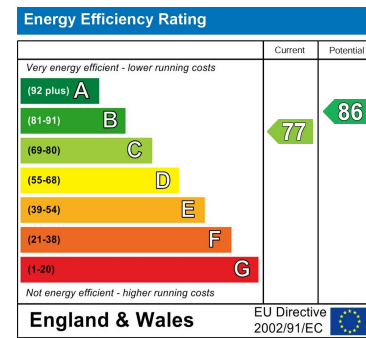
Large sunny rear garden with patio lead to Astro grass then further decked patio to the rear making sure to make the most of the all day sunshine, enclosed by means of wood paneled fencing, outside water tap.



legal documents to verify the status of the property, and the buyer is advised to obtain verification from their solicitor or surveyor.

VIEWING

Strictly by prior telephone appointment direct with the agents - telephone 02920 553056. Open 6 days a week. Opening Hours: Monday - Friday 9.00am - 5.30pm, Saturdays 9.00am - 4.00pm.



Side

An excellent addition to this property is the double garage which could subject to planning be converted to make a sizeable second lounge, there are also two parking places to the side.



FIXTURES AND FITTINGS

Only those items specifically mentioned in these sales particulars are included within the sale price, any other item being expressly excluded from the sale. Hoskins Morgan have NOT tested any apparatus, equipment, fixtures and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification from their solicitor or surveyor.

PROPERTY MISDESCRIPTIONS ACT 1991:

These particulars have been prepared with care and approved by the vendors (wherever possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described, and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate Hoskins Morgan branch for advice or confirmation on any points.

TENURE

The vendors advise the property to be Freehold. Hoskins Morgan would stress that they have NOT checked the



property sales lettings property management

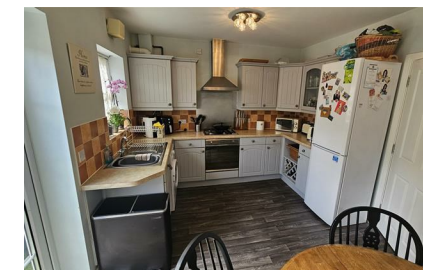
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Victoria Park,
Cardiff
CF5 1BL

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Offered For Let!!!!!! Situated In Lovely Church Village Is This Excellent Family Sized Town House Which Is Close To Both English/Welsh Medium Schools and Easy Access To The M4 Corridor Making It A Short Commute To Both Cardiff and Pontypridd. The Property Comprises Of Four Double Bedrooms With An En-Suite Shower Room To Master Bedroom Along Side A Family Bathroom, Two Reception Rooms, Kitchen Diner, Cloakroom, Large Enclosed Sunny Garden, Double Garage. Council Tax Band 'E' Energy Rating 'C' Unfurnished. Available Now

£1,250