



**Rose Cottage Main Road, Pontypridd, CF38 1LS**  
**Offers Over £185,000**

360 WALK THROUGH TOUR AVAILABLE

**\*\* Mid Terraced Cottage \*\* Popular Location Close to Shops, Schools, Train & Main Roads \*\* Large Garage \*\***

Viewing advised on this extended mid terraced cottage.

Benefitting from a large garage/workshop, double glazing and gas central heating.

The accommodation comprises large living room, kitchen/breakfast room, two bedrooms, first floor bathroom and a useful attic room with feature stone wall.

There is a small forecourt and a lawned rear garden with large garage/workshop.

Minutes from many amenities including shops, schools, train station and main roads.

Recommended.

**Entrance**

Half glazed entrance door.

**Living Room 24'4" x 9'8" (7.43 x 2.95)**



Double glazed window to front, two radiators, feature fire surround.

**Kitchen/Breakfast Room 9'10" x 9'9" (3.00 x 2.99)**



Fitted with base and wall cupboards with tiled splash backs, stainless steel sink unit, gas cooker point with extractor hood above, wall mounted gas combination boiler, space for washing machine, fridge and freezer, radiator, tiled floor, double glazed window and half glazed door to rear.

**First Floor Landing**

Staircase leading upto attic room.

**Bedroom 1 11'8" x 9'8" (3.56 x 2.97)**



Double glazed window to front, radiator.

**Bedroom 2 12'4" x 5'0" (3.77 x 1.53)**



Double glazed window to rear, radiator.

**Bathroom**



White three piece suite comprising panelled bath with shower mixer tap, wc, wash hand basin, part tiled walls, radiator, double glazed window to rear.

**Attic Room 15'11" x 10'6" (4.86 x 3.21)**



Useful size attic room with feature stone wall, skylight and eaves storage.

**Outside**



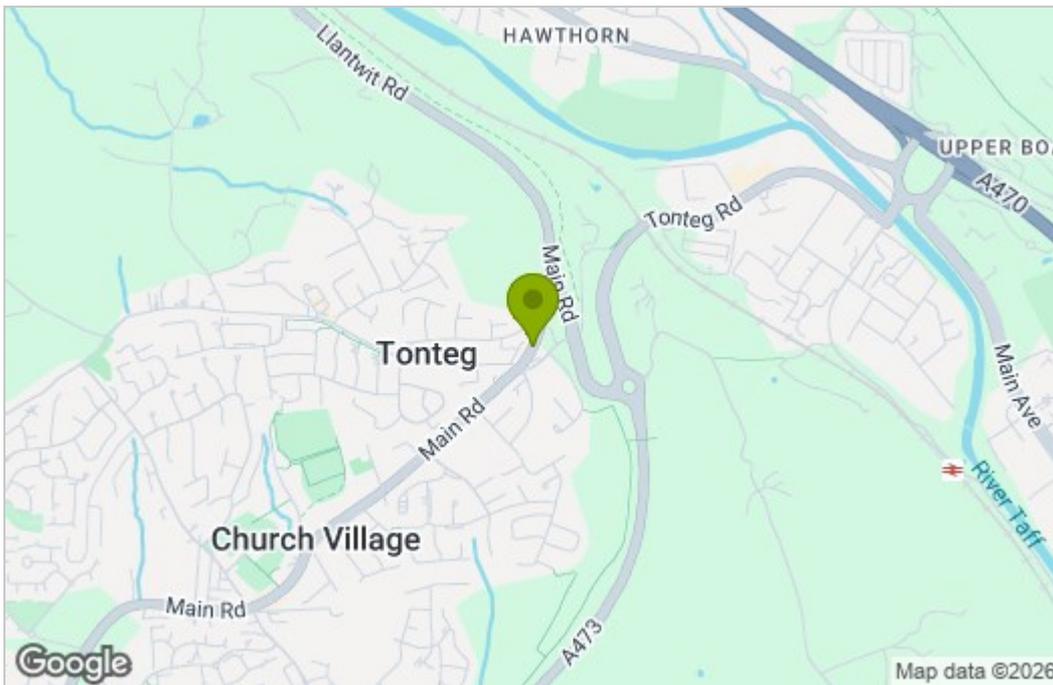
Small forecourt.

Rear garden with lawn and garage (6.12 x 3.96).

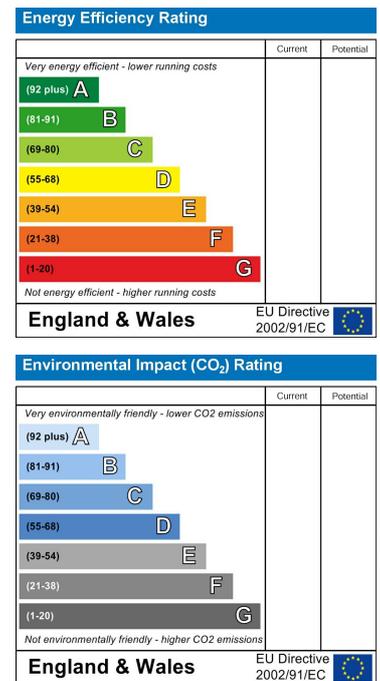
# Floor Plan



# Area Map



# Energy Efficiency Graph



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