



44 The Parade, Pontypridd, CF37 4PY

£200,000

OPEN HOUSE SATURDAY 4TH APRIL 11AM - 12PM - BOOK YOUR APPOINTMENT NOW

360 WALK THROUGH TOUR AVAILABLE TO VIEW NOW

**** Double Bay Fronted Home ** Three Bedrooms ** Open Views to the Front ****

Viewing recommended on this spacious house ideal for families/first time buyers.

Located a short walk from local amenities, shops, town centre, park and minutes from main roads, bus/train stations. Comprising entrance lobby, hallway, living room, sitting room/study, dining room, kitchen with oven & hob, three bedrooms and first floor bathroom.

There is a terraced forecourt and a rear courtyard garden with back access.

Offered with no onward chain.

Entrance Hall



Kitchen 12'11" x 9'4" (3.94 x 2.85)



Living Room 12'3" x 11'5" (3.75 x 3.50)



First Floor Landing



Bedroom 1 15'7" x 10'3" (4.77 x 3.14)



Sitting Room/Home Office 10'1" x 9'11" (3.09 x 3.04)



Bedroom 2 11'4" x 10'5" (3.47 x 3.19)



Dining Room 11'11" x 8'8" (3.64 x 2.65)



Bedroom 3 8'10" x 6'2" (2.71 x 1.90)



Bathroom



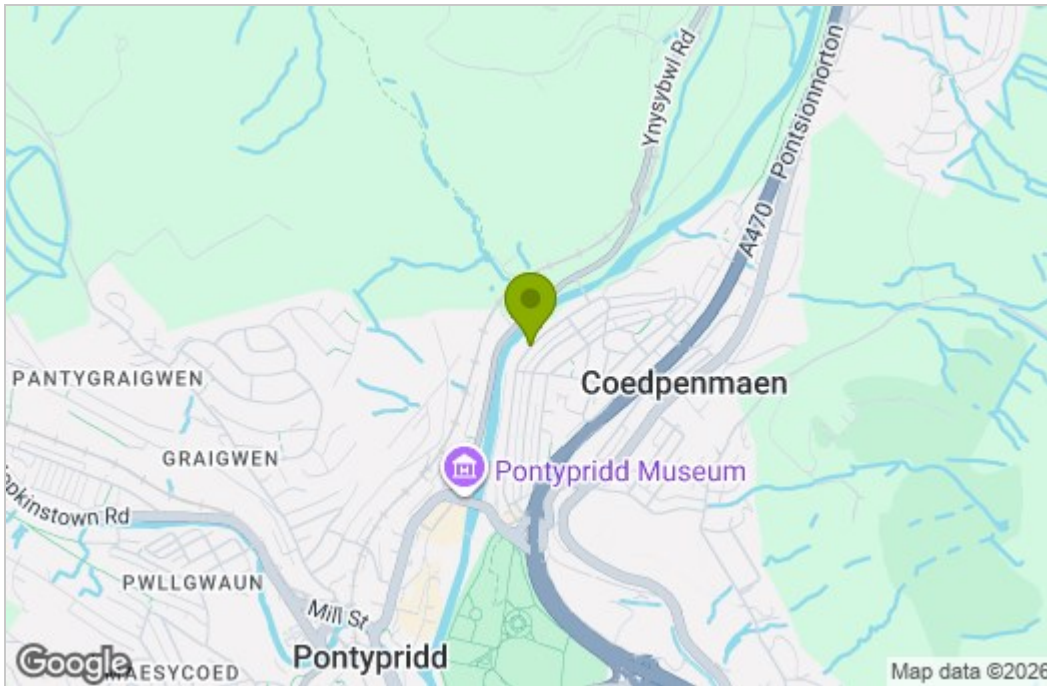
Outside



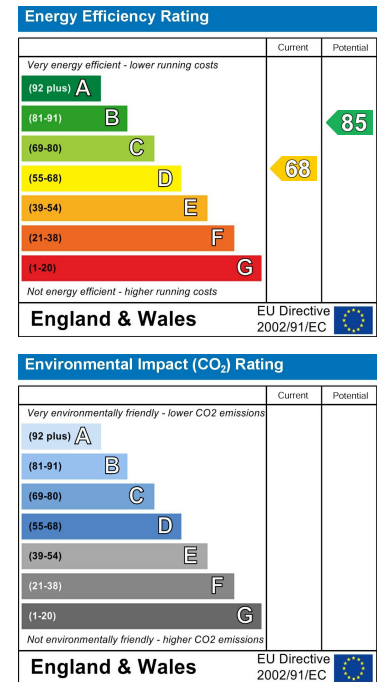
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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