



Hillcrest Garth Avenue, Pontypridd, CF37 3AB

£155,000

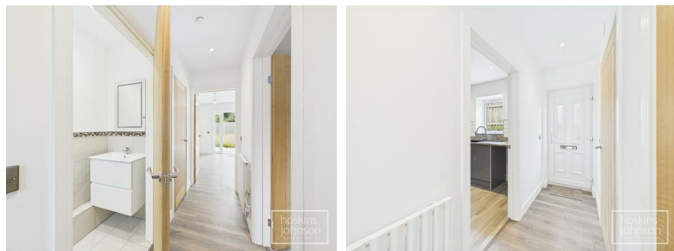
Located on Garth Avenue, Glyncoch, Pontypridd, this newly built semi-detached house on Garth Avenue offers a delightful blend of modern living and convenience. With three well-proportioned bedrooms, this property is perfect for families or those seeking extra space. The spacious living room is a standout feature, boasting French doors that open directly onto a good-sized, level garden, creating a seamless connection between indoor and outdoor living.

The contemporary gloss kitchen is equipped with integral appliances, making it a joy for any home cook. The layout of the house is thoughtfully designed, with a newly fitted bathroom on the first floor and a convenient ground floor WC, ensuring comfort and practicality for everyday life.

Parking is a breeze with off road space, providing added convenience for residents and guests alike. The property is ideally situated for easy access to local shops, making daily errands simple and stress-free.

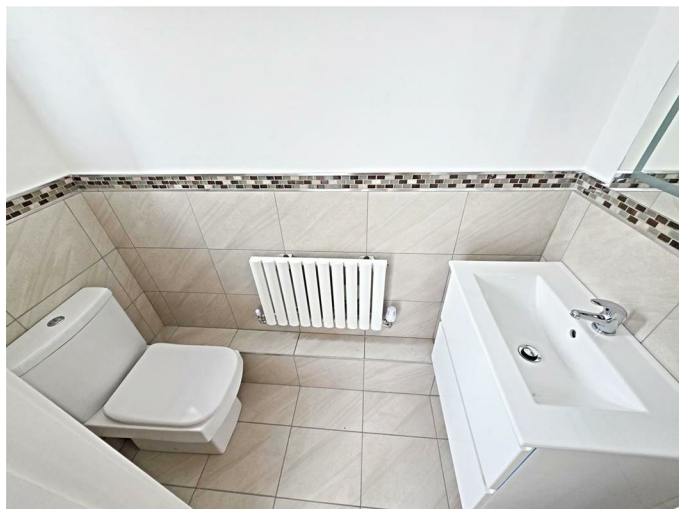
This semi-detached house is not just a home; it is a lifestyle choice, offering modern amenities in a welcoming community. Whether you are a first-time buyer or looking to settle down in a family-friendly area, this property is sure to impress. Don't miss the opportunity to make this lovely house your new home.

Entrance Hall



Double glazed entrance door, radiator, ceiling spotlights, storage cupboard, laminated wood flooring.

Cloaks/WC



WC, wash hand basin, part tiled walls, tiled floor, radiator, ceiling spotlights, double glazed window to front.

Living Room 14'6" x 11'11" (4.43 x 3.65)



Double glazed French doors leading out to garden, radiator, laminated wood flooring, staircase to first floor.

Kitchen 10'5" x 7'8" (3.20 x 2.36)



Contemporary grey gloss kitchen comprising base and wall cupboards with tiled splash backs, single drainer sink unit, ceramic hob and electric oven with extractor hood above, integral fridge and freezer, concealed gas combination boiler, space for washing machine, vertical radiator, tiled floor, ceiling spotlights, double glazed window to front.

First Floor Landing



Attic access.

Bedroom 1 14'7" x 8'3" (4.45 x 2.52)



Double glazed window to rear, radiator.

Bedroom 2 9'0" x 7'6" (2.75 x 2.31)



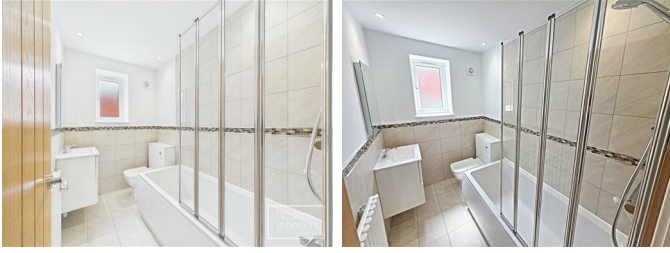
Double glazed window to front, radiator, ceiling spotlights.

Bedroom 3 6'9" x 5'8" (2.07 x 1.75)



Double glazed window to front, radiator, ceiling spotlights.

Bathroom



New three piece suite in white comprising panelled bath with mains shower and shower mixer taps, wc, wash hand basin, part tiled walls, tiled floor, radiator, ceiling spotlights, double glazed window to side.

Outside

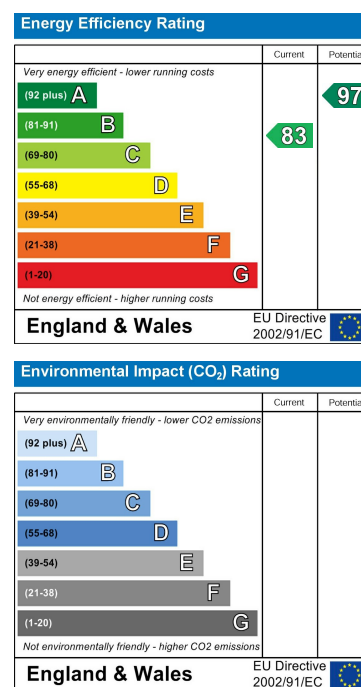
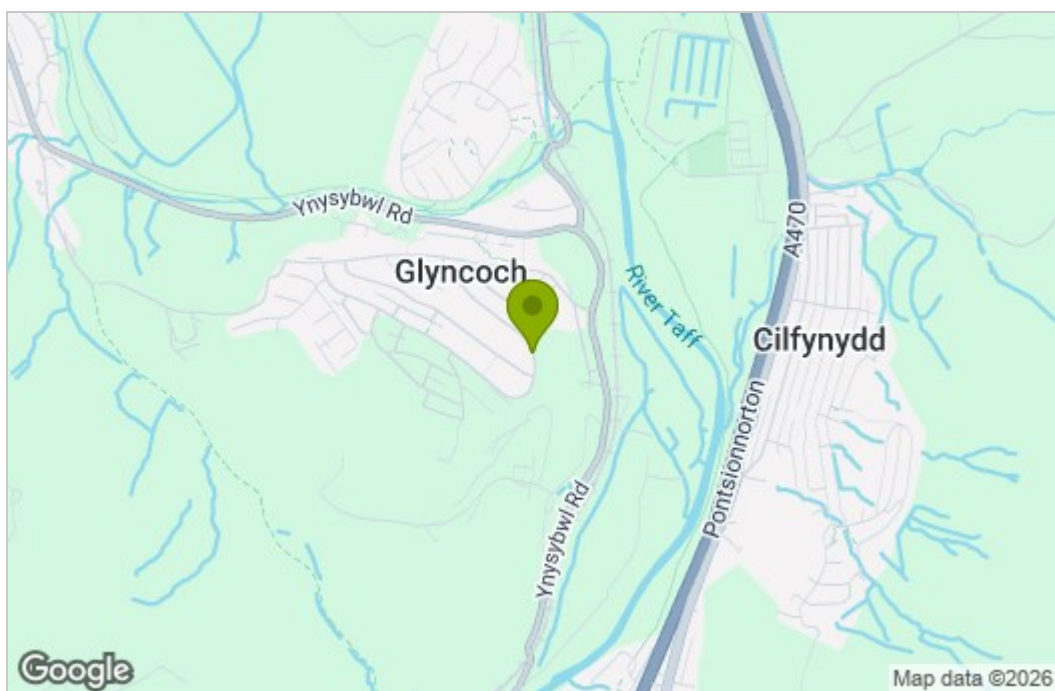


Brick pavia frontage providing off road parking.
Side pedestrian access leads to good size, level garden with paved seating area and lawn.

Floor Plan



Area Map



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