



7 Ger Yr Afon, Pontypridd, CF37 3JD

£200,000

Nestled in the charming cul-de-sac of Ger Yr Afon, Coed-Y-Cwm, this modern end terrace house presents an excellent opportunity for both families and first-time buyers. The property boasts two inviting reception rooms, providing ample space for relaxation and entertaining. The open-plan kitchen, complete with an oven and hob, seamlessly connects to the dining area, making it perfect for family meals and gatherings.

With three well-proportioned bedrooms, this home offers comfortable living for all. The modern bathroom, located on the first floor, is designed with contemporary fixtures, ensuring convenience and style.

Outside, the property features a front garden with parking for one vehicle and potential to create more, while the generously sized, level rear garden is ideal for outdoor activities or simply enjoying the fresh air. A handy storage shed adds to the practicality of the space.

Situated just minutes from the town centre and main roads, this home is perfectly positioned for easy access to local amenities and transport links. With no onward chain, this property is ready for you to move in and make it your own. Don't miss the chance to view this delightful home in a sought-after location.

Entrance

Double glazed entrance door.

Living Room 15'2" x 11'8" (4.64 x 3.56)



Double glazed window to front, radiator, coved ceiling, wood flooring, staircase to first floor, understairs storage recess.

Dining Room 10'8" x 8'11" (3.27 x 2.72)



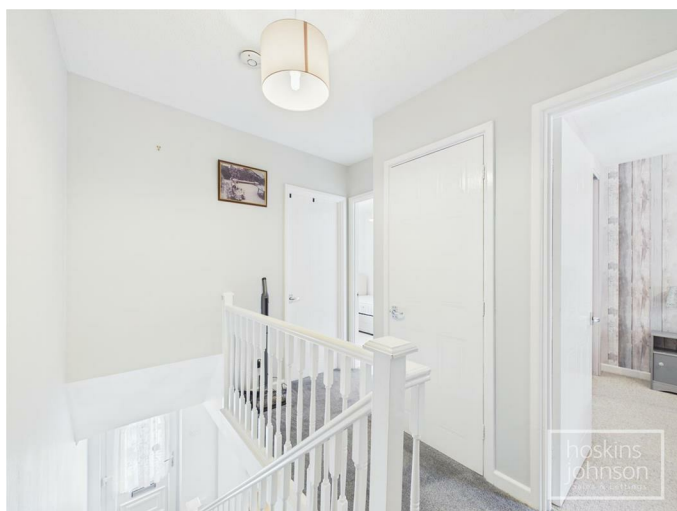
Double glazed french doors leading to garden, radiator, coved ceiling, wood flooring, open plan to kitchen.

Kitchen 10'9" x 6'2" (3.29 x 1.89)



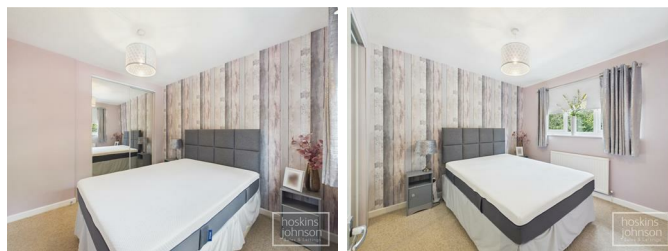
Fitted with a range of matching base and wall cupboards with tiled splash backs, stainless steel sink unit, gas hob and electric oven with extractor hood above, space for washing machine and fridge/freezer, wall mounted gas combination boiler, double glazed window to rear.

First Floor Landing



Attic access, airing cupboard.

Bedroom 1 10'0" x 9'0" (3.07 x 2.75)



Double glazed window to rear, radiator, built in wardrobes.

Bedroom 2 9'6" x 7'2" (2.90 x 2.19)



Double glazed window to front, radiator.

Bedroom 3 7'10" x 6'2" (2.41 x 1.89)

Double glazed window to front, radiator.

Bathroom



Modern three piece suite in white comprising panelled bath with electric shower, wc, wash hand basin, tiled walls, chrome heated towel rail, double glazed window to rear.

Outside



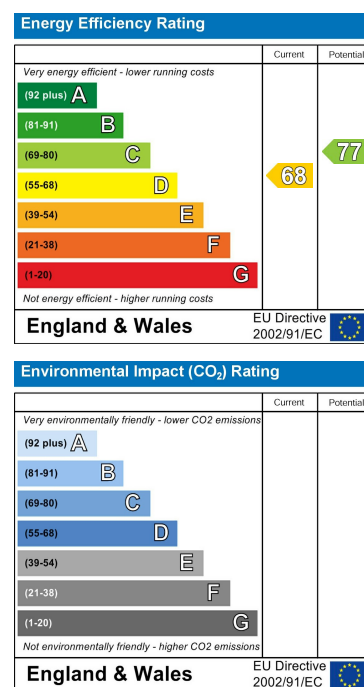
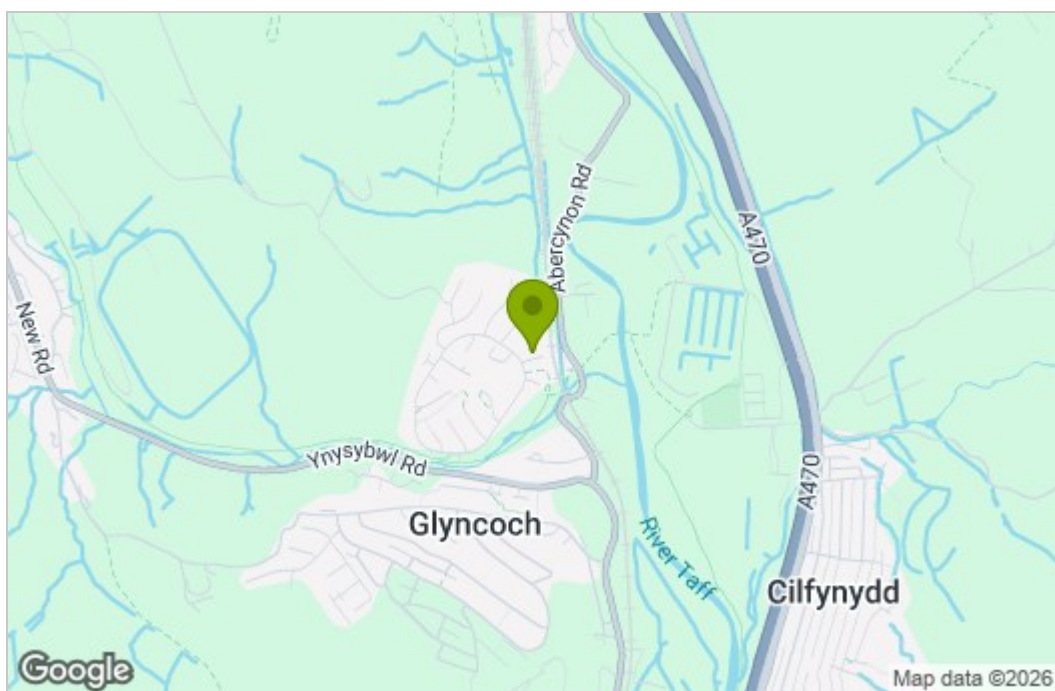
Lawned front garden with paved seating area and off road parking space.

Side access leads into a good size paved and slated, level garden with storage shed.

Floor Plan



Area Map



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