hoskins johnson
Sales & Lettings

t. 01443 404 093
e. pontypridd@hoskinsjohnson.co.uk
www.hoskinsjohnson.co.uk
22 Market Street,
Pontypridd, CF37 2ST

47 Parry Street, Ferndale, CF43 3AT

£94,950

360 WALK THROUGH TOUR AVAILABLE - TAKE A LOOK NOW

** Ideal First Time Purchase ** Lovely Views of Surrounding Hills ** Modern Kitchen With Oven & Hob **

Viewing recommended on this well maintained mid terraced house, minutes from shops and main roads.

Comprising entrance lobby, hallway, lounge, modern kitchen with oven & hob and space for table and chairs, two bedrooms and first floor bathroom.

There is a rear garden with seating area to take advantage of the lovely views over the surrounding hills, and a lower garden with pedestrian access.

Offered with no onward chain.

Entrance Lobby
Wood and glass entrance door, part panelled walls.

Hallway

Half glazed entrance door, radiator, coved ceiling, staircase to first floor.

Lounge 20'11" x 11'6" (6.40 x 3.51)

Double glazed window to front, two radiators, coved ceiling, fireplace with fitted gas fire and back boiler.

Kitchen 10'5" x 10'0" (3.20 x 3.05)

Fitted with modern, cream base and wall cupboards with tiled splash backs, stainless steel sink unit, gas hob and electric oven with extractor hood above, space for table and chairs, radiator, coved ceiling, laminated wood flooring, double glazed window and stable door to rear.

Lobby
Laminated wood flooring, storage cupboard.

Utility Area
Space for washing machine and fridge/freezer, radiator, laminated wood flooring.

WC
WC, wash hand basin, laminated wood flooring, double glazed window to rear.

First Floor Landing

Double glazed window to rear, storage cupboard, attic access.

Bedroom 1 12'7" x 8'5" (3.85 x 2.57)

Double glazed window to front, radiator, coved ceiling, laminated wood flooring.

Bedroom 2 9'2" x 6'3" (2.81 x 1.93)

Double glazed window to front, radiator, coved ceiling, laminated wood flooring.

Bathroom

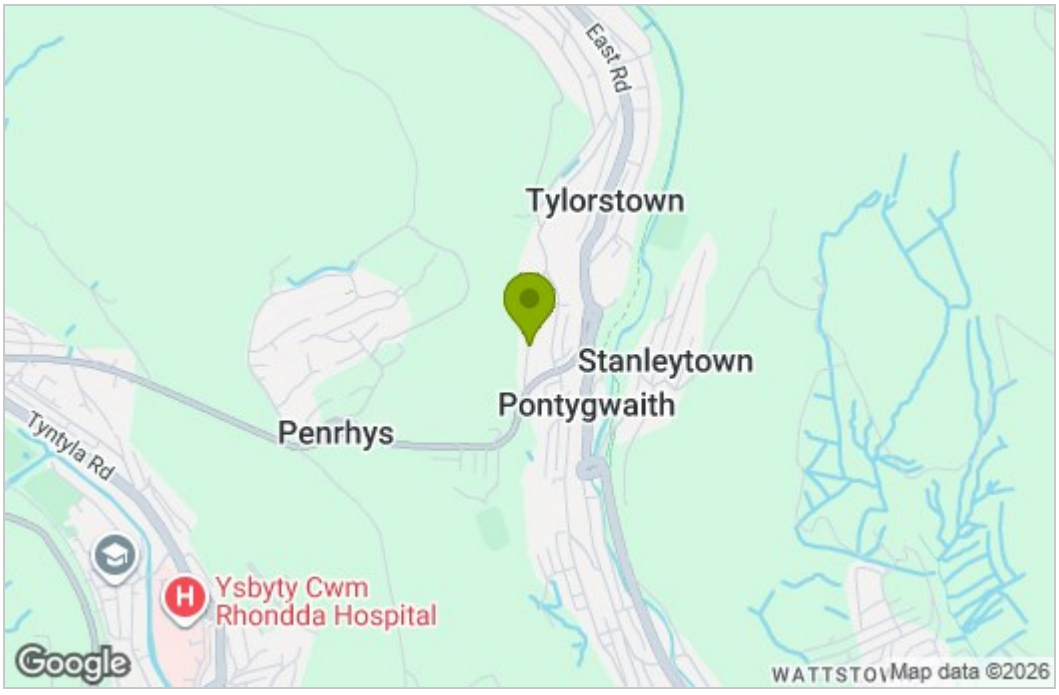
White three piece suite comprising panelled bath with shower mixer taps, wc, wash hand basin, part tiled walls, radiator, coved ceiling, laminated wood flooring, airing cupboard, double glazed window to rear.

Outside

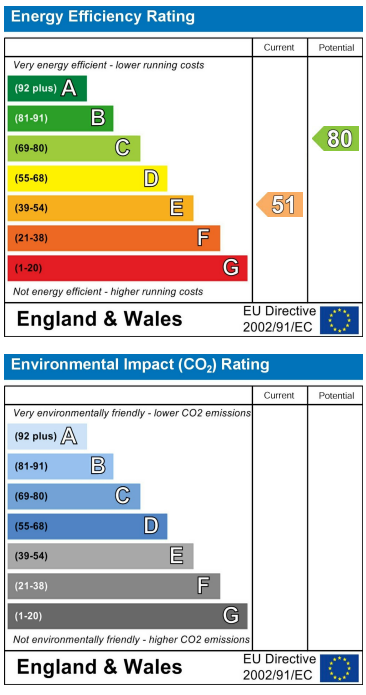
Concreted seating area with lovely views across the hills and surrounding area. Storage area and lower garden with rear pedestrian access.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

22 Market Street, Pontypridd, CF37 2ST
Tel: 01443 404093 Email: pontypridd@hoskinsjohnson.co.uk www.hoskinsjohnson.co.uk