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22 Market Street,
Pontypridd, CF37 2ST

## 42 Oak Street, Pontypridd, CF37 5SB

## £175,000

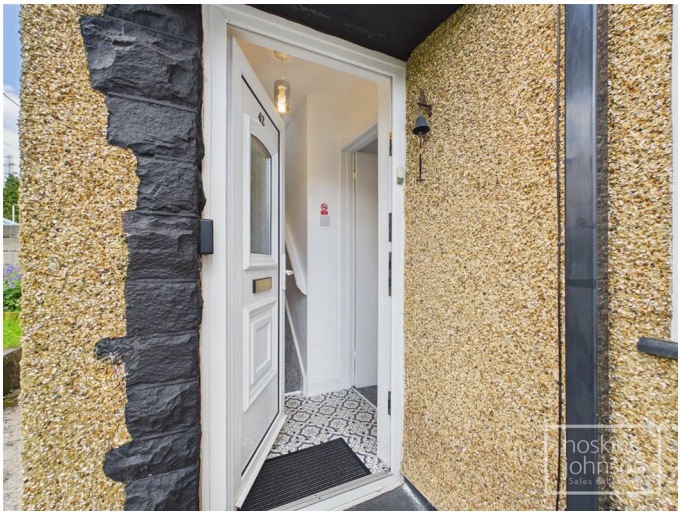
Located on Oak Street in the popular area of Rhydyfelin, Pontypridd, this well-presented mid-link house is an ideal opportunity for first-time buyers seeking a comfortable and inviting home. The property boasts two generously sized double bedrooms, providing ample space for relaxation and rest. The first-floor bathroom is conveniently located, ensuring ease of access for all residents.

The interior of the house is light and airy, creating a welcoming atmosphere throughout, to include a lovely living room and kitchen/diner with space for table & chairs. The spacious plot includes a good-sized, level rear garden, which features both lawns and a patio area, perfect for outdoor entertaining or simply enjoying the fresh air.

This delightful home is ideally situated, offering easy access to local amenities, shops, and schools, making it a practical choice for families and individuals alike. Additionally, the property is well-connected to main roads, ensuring that commuting to nearby areas is both convenient and efficient.

In summary, this mid-link house on Oak Street presents a wonderful opportunity for those looking to enter the property market. With its appealing features and prime location, it is sure to attract interest from a variety of buyers.

Entrance Lobby



Double glazed entrance door, radiator, staircase to first floor.

Living Room 13'3" x 12'10" (4.05 x 3.93)

A light and airy main reception rooms with double glazed windows to front and rear, radiator.

Kitchen/Diner 13'11" x 12'4" (4.26 x 3.77)

A modern kitchen/diner with ample space for table & chairs, white 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 boiler, understairs storage cupboard, radiator, double glazed window to front, double glazed window and half glazed door to rear.

First Floor Landing

Double glazed window to front, storage cupboard.

Bedroom 1 13'0" x 11'10" (3.98 x 3.62)

Double glazed windows to front and rear, radiator.

Bedroom 2 14'0" x 9'11" (4.27 x 3.03)

A second double bedroom with double glazed window to rear, radiator, built in storage cupboard.

Bathroom

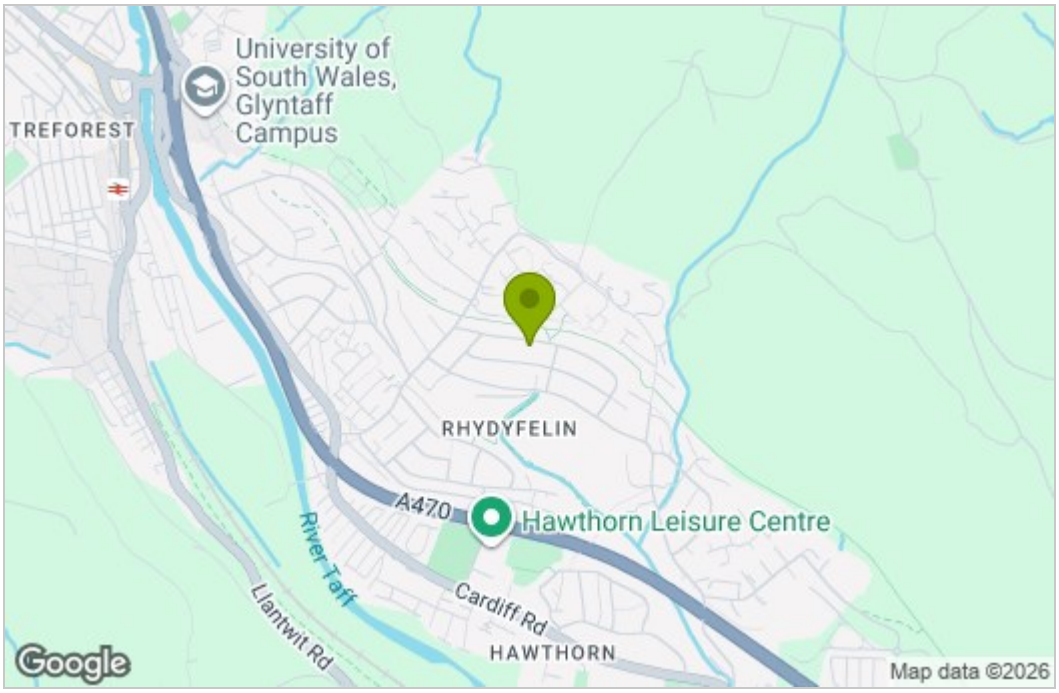
White three piece suite comprising panelled bath with electric shower, wc, wash hand basin, part tiled walls, radiator, airing cupboard, double glazed window to rear.

Outside

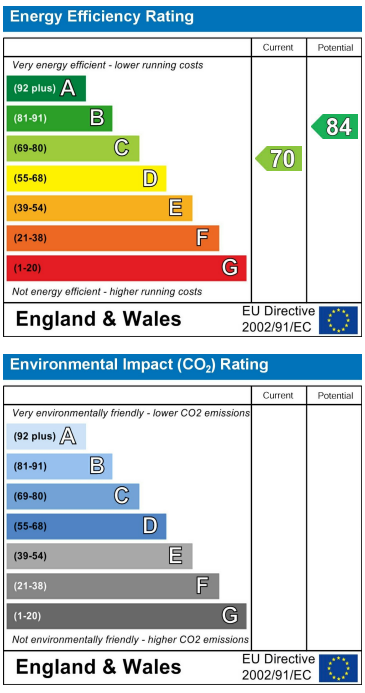
Lawned front garden.
Side pedestrian access leads to a good size garden with patio, lawns and storage shed.

## Floor Plan

## Area Map




## Energy Efficiency Graph

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