



18 Porcher Avenue, Pontypridd, CF37 3DB

£125,000

360 WALK THROUGH TOUR AVAILABLE

**** Semi Detached House ** Three Bedrooms ** No Onward Chain ****

An excellent opportunity for first time or family buyers.

A semi detached house comprising entrance hall, lounge, living room with open plan kitchen, lobby/utility space, cloaks/wc, three bedrooms and first floor shower/wet room.

There are gardens to the front and rear, together with off road parking.

Ideally located for local amenities, shops, school and main roads.

Offered with no onward chain.

Entrance Hall

Double glazed entrance door, storage cupboard, staircase to first floor.

Lounge 10'2" x 8'11" (3.12 x 2.74)



Double glazed window to front, radiator, coved ceiling.

Living Room 14'11" x 10'8" (4.55 x 3.26)



Double glazed patio doors leading out to garden, radiator, coved ceiling, fire place with fitted electric fire, open plan to kitchen.

Kitchen 10'3" x 6'1" (3.13 x 1.87)



Base and wall cupboards, stainless steel sink unit, electric cooker point, space for washing machine and fridge/freezer, tiled walls, double glazed window to side.

Lobby/Utility Space

Half glazed door to side, understairs recess.

Cloaks/WC

WC, tiled walls, double glazed window to side.

First Floor Landing

Airing cupboard with gas combination boiler, attic access.

Bedroom 1 13'3" x 10'6" (4.05 x 3.22)



Double glazed window to front, radiator, coved ceiling, storage cupboard.

Bedroom 2 12'5" x 8'10" (3.81 x 2.70)



Double glazed window to rear, electric heater, coved ceiling.

Bedroom 3 8'7" x 7'11" (2.64 x 2.42)



Double glazed window to rear, electric heater, coved ceiling.

Shower/Wet Room



Walk in shower, wc, wash hand basin, panelled walls, radiator, double glazed window to front.

Outside

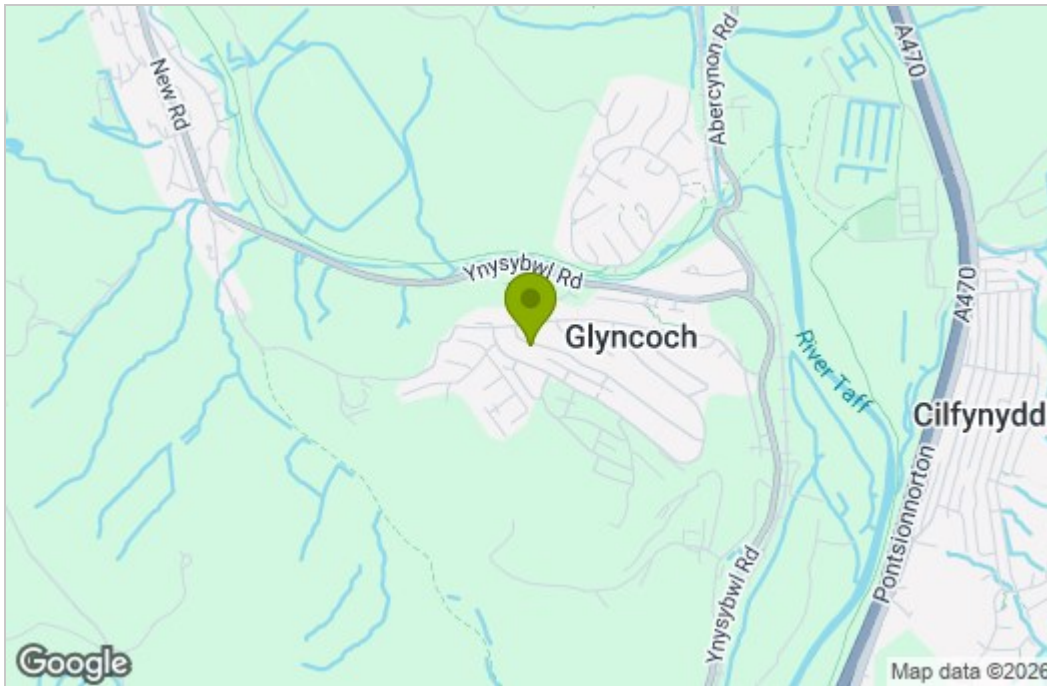


Front garden with off road parking.
Side access leads to lightly tiered garden with seating
area, lawns and mature bushes.

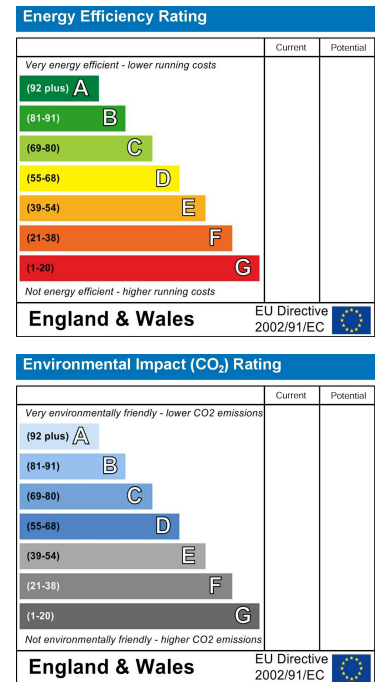
Floor Plan



Area Map



Energy Efficiency Graph



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