



16 Niagara Street, Pontypridd, CF37 1BP

£279,000

Situated on Niagara Street in Treforest, Pontypridd, this splendid detached house presents an exceptional opportunity for families seeking a spacious and well-maintained home. Boasting four generously sized double bedrooms, this property is designed to accommodate the needs of modern family living. The first-floor bathroom adds convenience, while the two inviting reception rooms provide ample space for relaxation and entertaining.

The heart of the home is undoubtedly the modern kitchen, which comes equipped with essential appliances, making meal preparation a delight. Adjacent to the kitchen, a utility room offers additional practicality, ensuring that daily chores are easily managed. A convenient wc completes the ground floor accommodation.

Set within large gardens, this property not only provides a beautiful outdoor space for children to play and for family gatherings but also features parking for up to four vehicles, a rare find in this area.

Conveniently located just minutes away from a variety of shops, a local school, and main roads, this home offers both tranquillity and accessibility. Whether you are looking to enjoy the vibrant community or simply relax in your spacious abode, this property is a perfect choice for those seeking comfort and convenience in Treforest. Don't miss the chance to make this delightful family home your own.

Entrance Porch



Composite entrance door.

Hallway



Original half glazed door and leaded side panels., radiator, laminated wood flooring, staircase to first floor.

Living Room 11'7" x 11'6" (3.55 x 3.52)



Double glazed window to front, radiator.

Lounge/Diner 27'2" x 12'3" (8.30 x 3.74)



Double glazed bay window to front, french doors leading out to garden, two radiators, laminated wood flooring, attractive, modern fire surround and flame effect electric fire.

Kitchen 10'9" x 9'7" (3.29 x 2.93)



Modern fitted kitchen with a range of light grey base and wall cupboards with contemporary work tops and up stands, sink and mixer tap, gas hob and electric oven with extractor hood above, integral fridge, freezer and microwave, concealed space for washing machine, tiled floor, vertical radiator, double glazed window to rear.

Utility

Modern base cupboards to match kitchen, tiled floor, understairs storage, double glazed window to side.

Cloaks/WC



WC, wash hand basin, part tiled walls, tiled floor, double glazed window to side.

First Floor Landing



Double glazed window to side, radiator, attic access.

Bedroom 1 17'1" x 11'9" (5.23 x 3.60)



Two double glazed windows to front, two radiators.

Bedroom 2 11'10" x 11'6" (3.61 x 3.53)



Two double glazed windows to front, radiator, laminated wood flooring.

Bedroom 3 11'10" x 11'8" (3.63 x 3.57)



Double glazed window to rear, radiator, laminated wood flooring, large airing cupboard with gas combination boiler.

Bedroom 4 10'11" x 7'8" (3.35 x 2.36)



Double glazed window to rear, radiator.

Bathroom



Modern three piece suite in white, comprising

panelled bath with mains shower, wc, wash hand basin, part tiled walls, tiled floor, chrome heated towel rail, extractor fan, double glazed window to side.

Gardens



Gravelled front garden.

Large rear garden with paved patio, lawns and summer house.

Parking

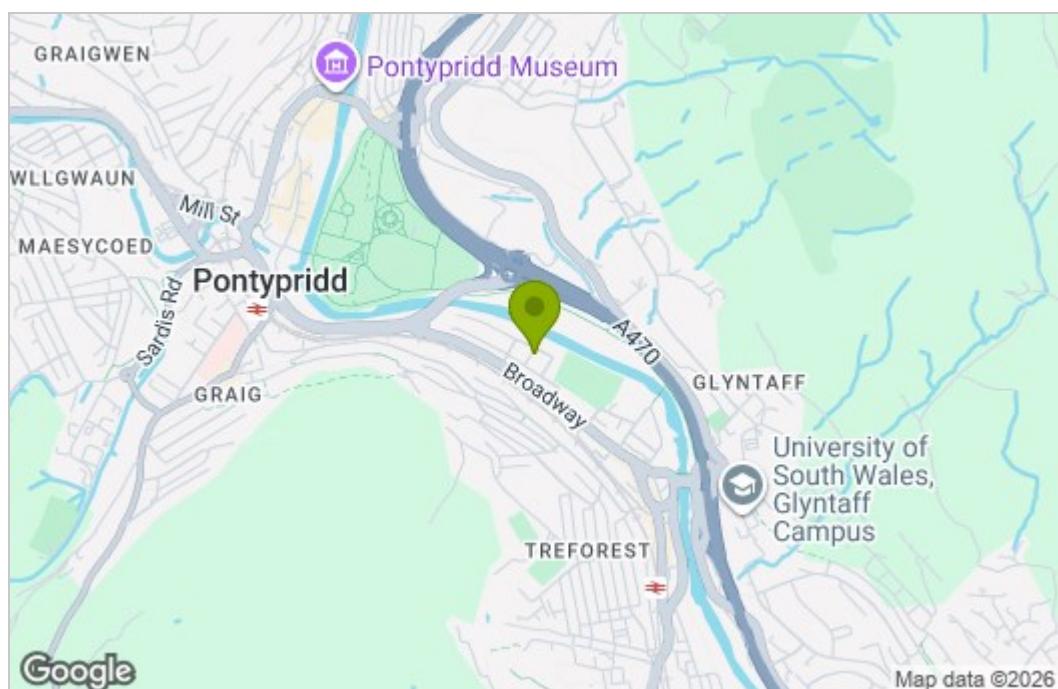


Large parking area to side of house, capable of adequate space for 4 vehicles.

Floor Plan



Area Map



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