



## 18 Barry Road, Pontypridd, CF37 1HY

**£185,000**

Located on Barry Road in the popular area of Pwllgwaun, this well-presented terraced house is an ideal opportunity for first-time buyers or families seeking a comfortable home close to essential amenities. Just minutes away, you will find schools, local shops, the town centre, Barry Sidings and excellent transport links, making daily life both convenient and enjoyable.

The property boasts three inviting bedrooms, providing ample space for relaxation and rest. The first-floor WC and modern, ground floor bathroom add to the practicality of the home, ensuring that family living is both comfortable and efficient. The large lounge/diner is a standout feature, complete with a stylish media wall and French doors that open directly onto the garden, creating a seamless flow between indoor and outdoor spaces.

The modern gloss kitchen is equipped with built-in appliances, making it a delightful space for culinary enthusiasts. Outside, the courtyard and garden offer a lovely seating area, perfect for enjoying the fresh air. The artificial grass play area is an excellent addition for children, providing a safe and fun environment for outdoor play, while lane access adds convenience for those with bicycles or additional storage needs.

This property is a wonderful blend of modern living and practicality, making it a must-see for anyone looking to settle in a vibrant community. Don't miss the chance to make this delightful house your new home.

### Entrance Lobby

Composite entrance door, coved ceiling, tiled floor.

### Lounge/Diner 22'2" x 15'1" (6.76 x 4.60)



Double glazed window to front, french doors leading out to rear garden, two radiators, coved ceiling with inset spotlights, laminated wood flooring, staircase to first floor, understairs storage cupboard, media wall with log effect fire.

### Kitchen 12'7" x 7'8" (3.86 x 2.36)



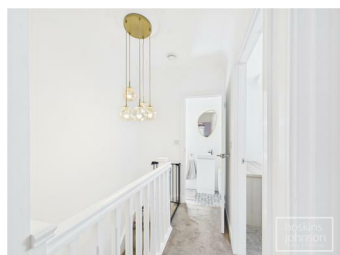
Modern fitted kitchen with grey gloss handleless base and wall cupboards with contrasting work tops and up stands, stainless steel sink unit, 5 ring ceramic hob, built in electric oven and microwave, integral fridge/freezer, washing machine and dishwasher, modern vertical radiator, coved ceiling with inset spotlights, tiled floor, double glazed window and half glazed door to side.

### Bathroom



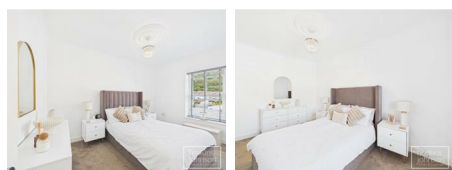
Refitted, modern three piece suite in white comprising panelled bath with overhead rainfall shower head and separate hand held shower attachment, wc, wash hand basin, tiled walls and floor, radiator, ceiling spotlights, two double glazed windows to rear.

### First Floor Landing



Attic access.

### Bedroom 1 12'11" x 8'9" (3.96 x 2.68)



Double glazed window to front, radiator, coved ceiling.

### Bedroom 2 9'8" x 8'8" (2.97 x 2.65)



Double glazed window to rear, radiator, coved ceiling, cupboard housing gas combination boiler.

### Bedroom 3 9'9" x 6'7" (2.98 x 2.01)



Double glazed window to front, radiator, coved ceiling, built in cupboard.

### WC

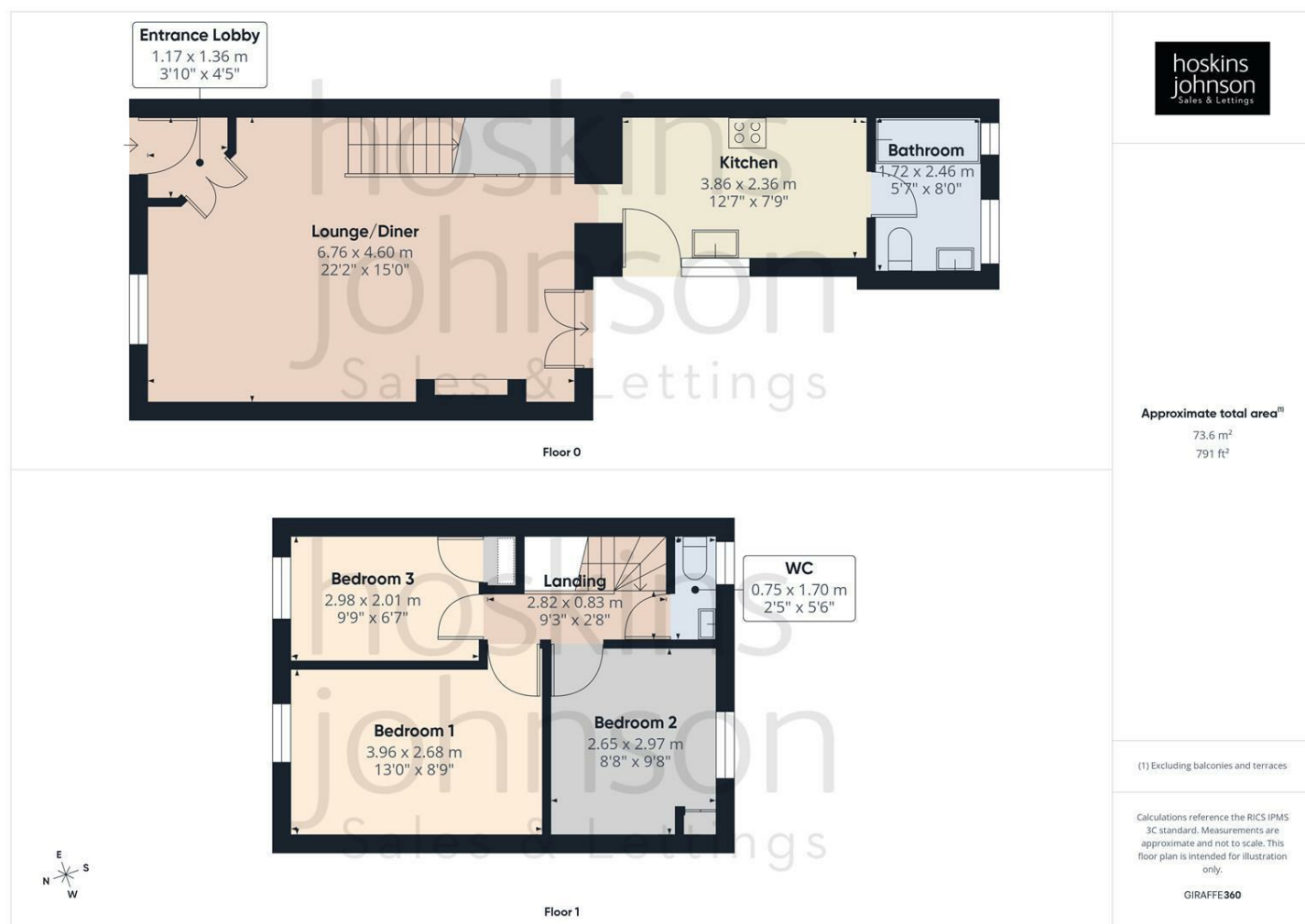
WC, wash hand basin, radiator, coved ceiling, double glazed window to rear.

### Outside

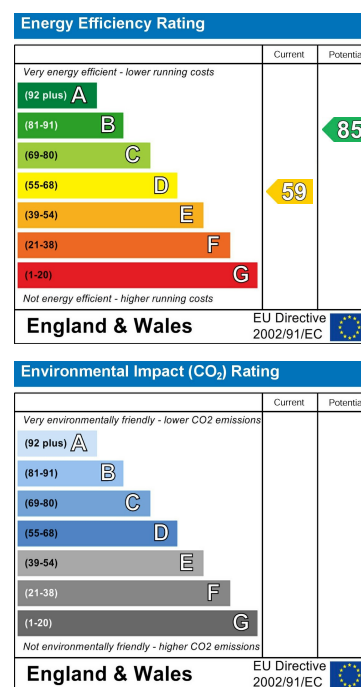
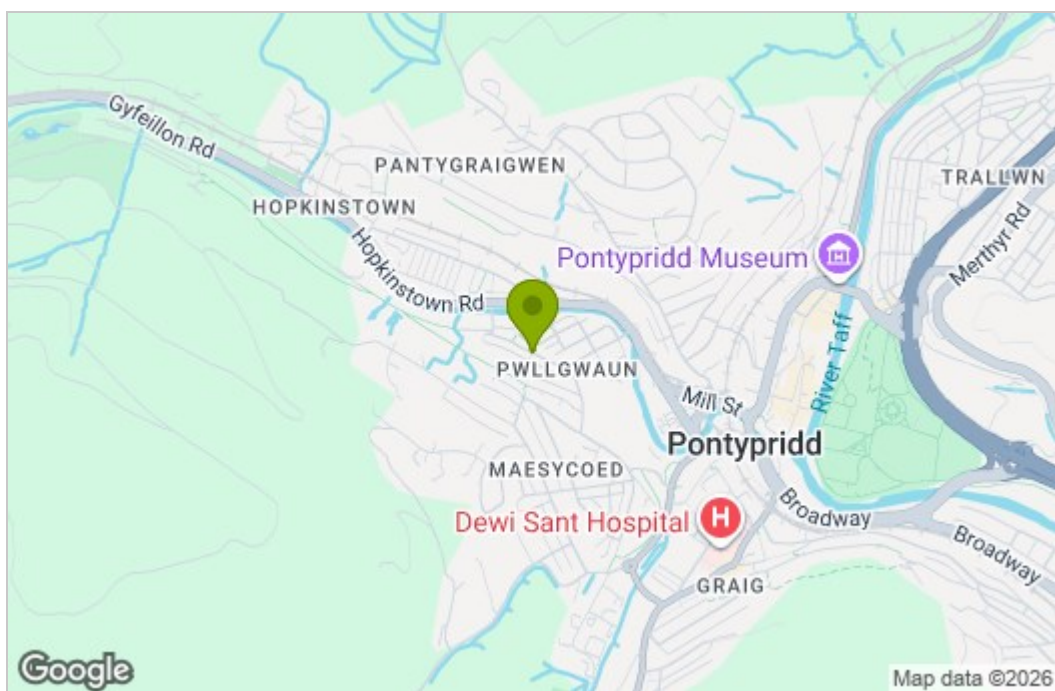


Rear courtyard with steps to a garden with seating area, artificial grass and lane access.

## Floor Plan



## Area Map



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