



## 74 Llantrisant Road, Pontypridd, CF37 1LN

**£148,950**

This delightful mid-terrace house presents an excellent opportunity for first-time buyers. With its prime location just minutes from the town centre, train station, and various amenities, this property is perfectly positioned for convenience and accessibility.

Upon entering, you will find a spacious lounge/diner that offers a warm and inviting atmosphere, ideal for both relaxation and entertaining. The modern white gloss kitchen is equipped with an oven & hob, providing a stylish and functional space for culinary pursuits. The property boasts three well-proportioned bedrooms, ensuring ample room for family or guests.

The contemporary first-floor bathroom is a standout feature, complete with a separate shower for added convenience, alongside a useful second WC that enhances the practicality of the home. Outside, the paved garden offers a low-maintenance outdoor space, perfect for enjoying the fresh air or hosting gatherings.

This property is not only a comfortable home but also a fantastic investment in a vibrant community. With its blend of modern amenities and a desirable location, it is an opportunity not to be missed. Whether you are looking to settle down or invest, this house on Llantrisant Road is sure to meet your needs.

## Entrance

Composite double glazed entrance door, laminated wood flooring, coved ceiling.

## Hallway



Half glazed door, radiator, coved ceiling, laminated wood flooring, staircase to first floor.

Lounge/Diner 22'11" x 13'2" (7.00 x 4.02)



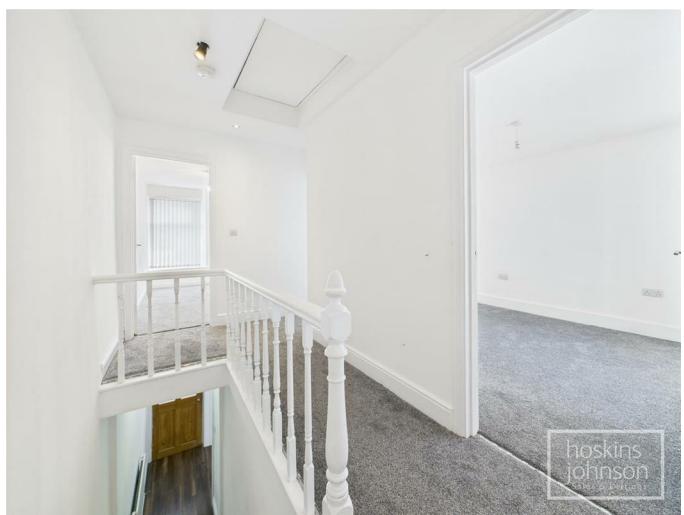
Double glazed windows to front and rear, two radiators, coved ceiling, laminated wood flooring, feature brick fireplace with flagstone hearth, understairs storage.

Kitchen 11'1" x 7'8" (3.39 x 2.35)



Modern kitchen fitted with white gloss base and wall cupboards with tiled splash backs, stainless steel sink unit, 5 burner gas hob with extractor hood above, electric oven, space for washing machine and fridge/freezer, ceiling spotlights, laminated wood flooring, double glazed window and half glazed door to side.

## First Floor Landing



Attic access, ceiling spotlights.

Bedroom 1 13'10" x 7'11" (4.24 x 2.42)



Double glazed window to front, radiator.

Bedroom 2 9'6" x 8'9" (2.91 x 2.67)



Double glazed window to rear, radiator.

Bedroom 3 10'11" x 7'4" (3.33 x 2.26)



Paved rear garden.

Double glazed window to front, radiator.

Bathroom/WC



Modern suite in white comprising double ended panelled bath, wc, wash hand basin, large tiled shower cubicle, part tiled walls, tiled floor, chrome heated towel rail, ceiling spotlights, airing cupboard with gas combination boiler, double glazed window to side.

Separate WC



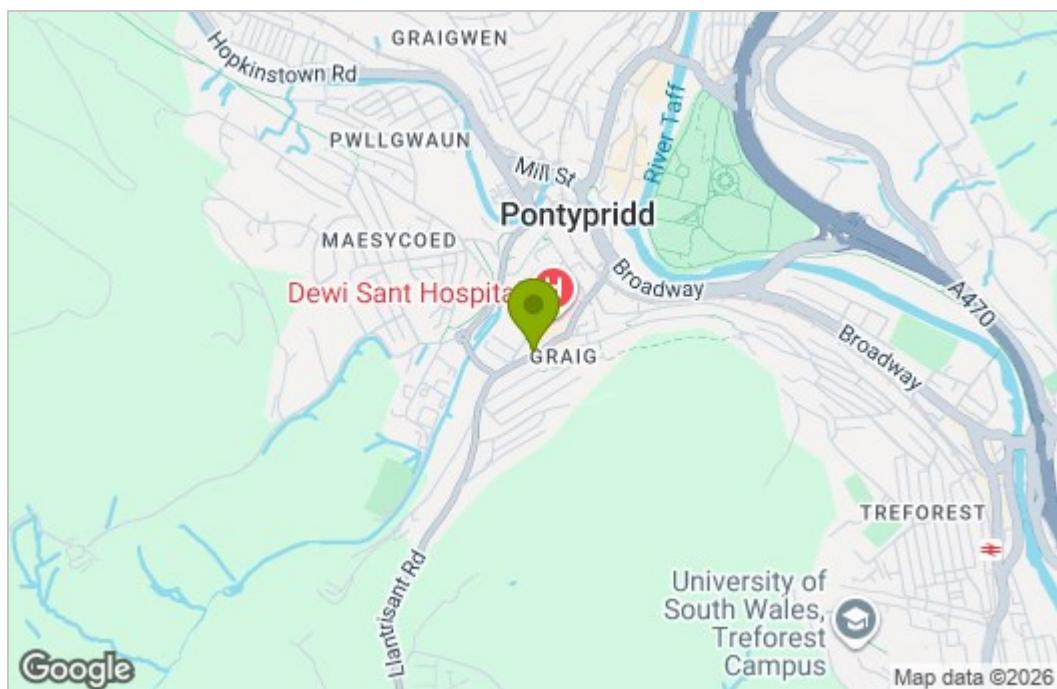
A handing second toilet comprising wc, wash hand basin, part tiled walls, tiled floor, double glazed window to side.

Outside

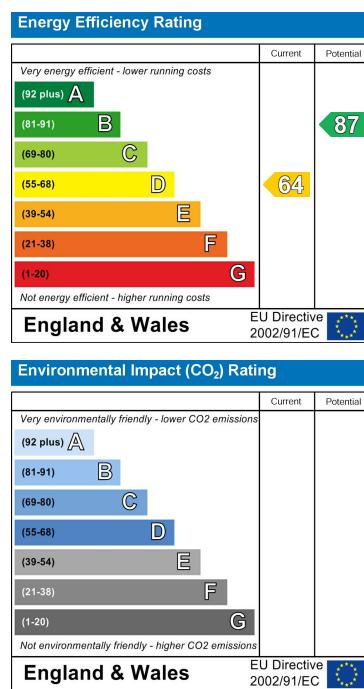
## Floor Plan



## 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.