



**12 Cottesmore Way, Pontyclun, CF72 8BG**  
**£1,250 Per Calendar Month**

**\*\* Well Presented Semi Detached Bungalow \*\* Three Bedrooms \*\* Corner Plot with Parking & Gardens \*\***  
Early viewing is strongly recommended on this modern semi detached bungalow.

Located on a modern, residential development within easy reach of amenities, local shopping centres, supermarkets, main roads and M4 Motorway.

Comprising entrance hall, cloaks/wc, lounge with french doors out to the garden, modern kitchen/breakfast room with oven & hob & space for table, three bedrooms and shower room.

There is off road parking to the front and a pleasant rear garden with paved seating area, lawn and storage.  
Available now.

**Entrance Hall**

**Cloaks/WC**



**Bedroom 2 9'7" x 8'0" (2.94 x 2.44)**



**Living Room 15'4" x 11'1" (4.68 x 3.40)**



**Bedroom 3 9'2" x 8'3" (2.80 x 2.53)**



**Kitchen/Breakfast Room 12'1" x 9'10" (3.70 x 3.00)**



**Bedroom 1 14'2" x 8'3" (4.33 x 2.53)**



**Shower Room**

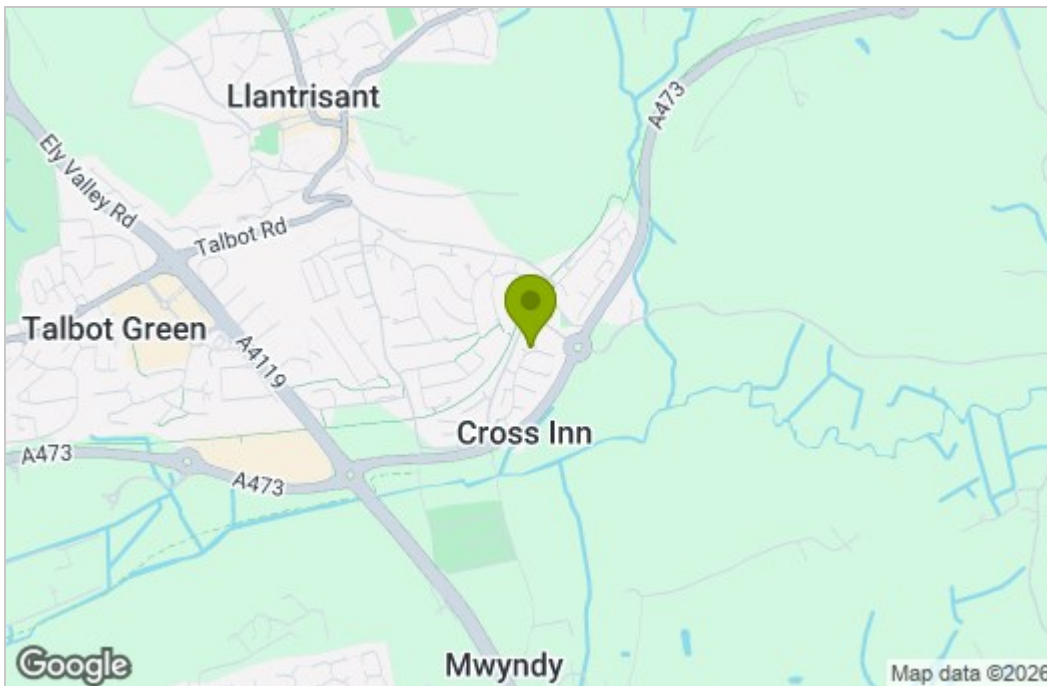


**Gardens & Parking**

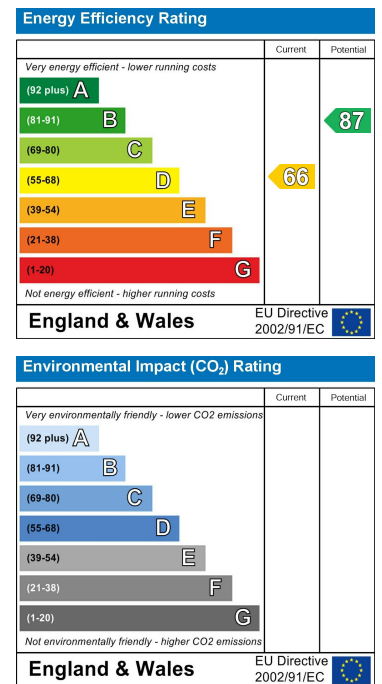


# Floor Plan

## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

22 Market Street, Pontypridd, CF37 2ST

Tel: 01443 404093 Email: [pontypridd@hoskinsjohnson.co.uk](mailto:pontypridd@hoskinsjohnson.co.uk) [www.hoskinsjohnson.co.uk](http://www.hoskinsjohnson.co.uk)