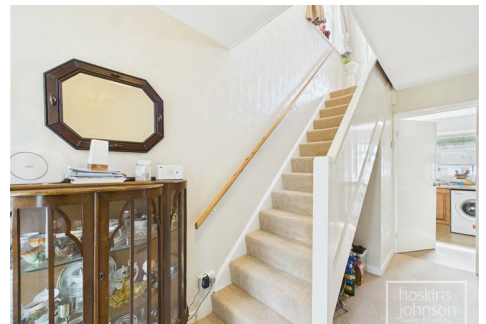




18 Pencoed Avenue, Pontypridd, CF37 4AN

£275,000

Nestled in the sought-after residential area of The Common in Pontypridd, this charming three-bedroom semi-detached house offers a delightful blend of comfort and convenience. The property boasts a spacious reception room, providing ample space for relaxation and entertaining. The well-appointed kitchen/diner is perfect for family meals and gatherings, ensuring that every corner of this home is both functional and inviting.

The three bedrooms are generously sized, making them ideal for families or those seeking extra space for guests or a home office. The shower room is conveniently located to serve all bedrooms, enhancing the practicality of the layout.

Outside, the property features well-maintained gardens, a driveway, and a garage, providing plenty of storage and convenience for your vehicles. The outdoor space is perfect for enjoying the fresh air or hosting summer barbecues.

This home is ideally situated for easy access to the town centre, main roads, and local amenities. For those who enjoy the outdoors, there are lovely country walks nearby, as well as a golf club for leisure activities.

In summary, this semi-detached house on Pencoed Avenue is a wonderful opportunity for anyone looking to settle in a popular and vibrant community. With its spacious living areas, convenient location, and attractive outdoor space, it is sure to appeal to a wide range of buyers.

Entrance Lobby 13'2" x 12'8" (4.02 x 3.87)
Double glazed door and side panel.

Hallway 5'7" x 13'1" (1.72 x 3.99)



Glazed door and side panel, radiator, storage cupboard, staircase to first floor, understairs recess.

Living Room 13'2" x 12'8" (4.02 x 3.87)



Double glazed window to front, radiator, coved ceiling, fire surround with gas fire and back boiler, glazed doors to kitchen/diner.

Kitchen/Diner 19'3" x 10'11" (5.87 x 3.34)



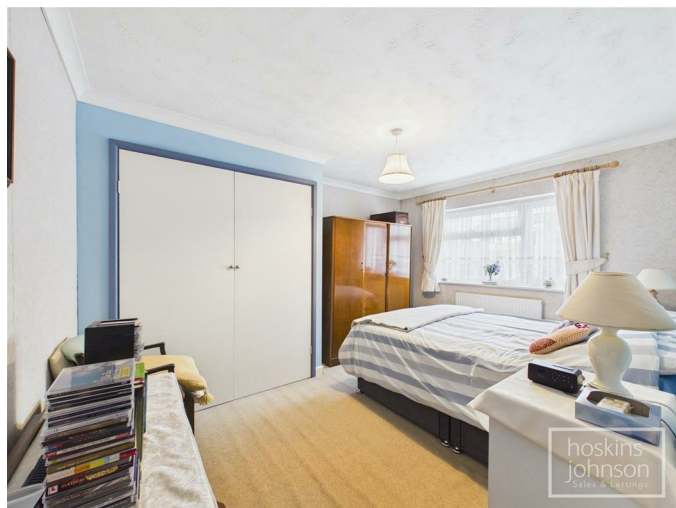
Fitted base and wall cupboards with tiled walls, inset sink and mixer tap, gas hob and electric oven with extractor hood above, space for washing machine and fridge/freezer, radiator, two double glazed windows to rear and double glazed door to side.

First Floor Landing 6'1" x 8'9" (1.86 x 2.67)



Double glazed window to side, attic access.

Bedroom 1 10'3" x 12'9" (3.13 x 3.90)



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

Bedroom 2 12'3" x 10'11" (3.74 x 3.35)



Double glazed window to rear, radiator, coved ceiling.

Bedroom 3 8'8" x 7'5" (2.66 x 2.27)



Double glazed window to front, radiator.

Shower Room 6'9" x 5'9" (2.08 x 1.77)



Large walk in shower cubicle, wc, wash hand basin, tiled and panelled walls, radiator, double glazed window to rear.

Outside



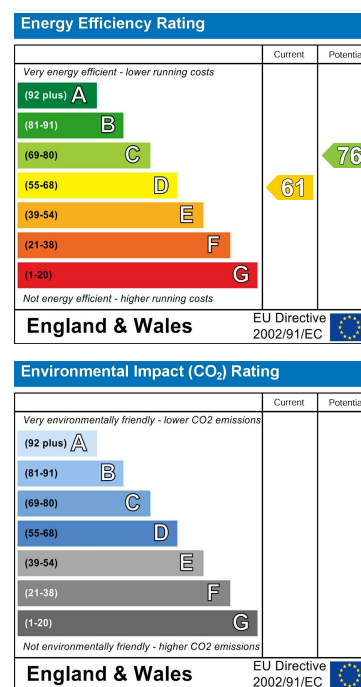
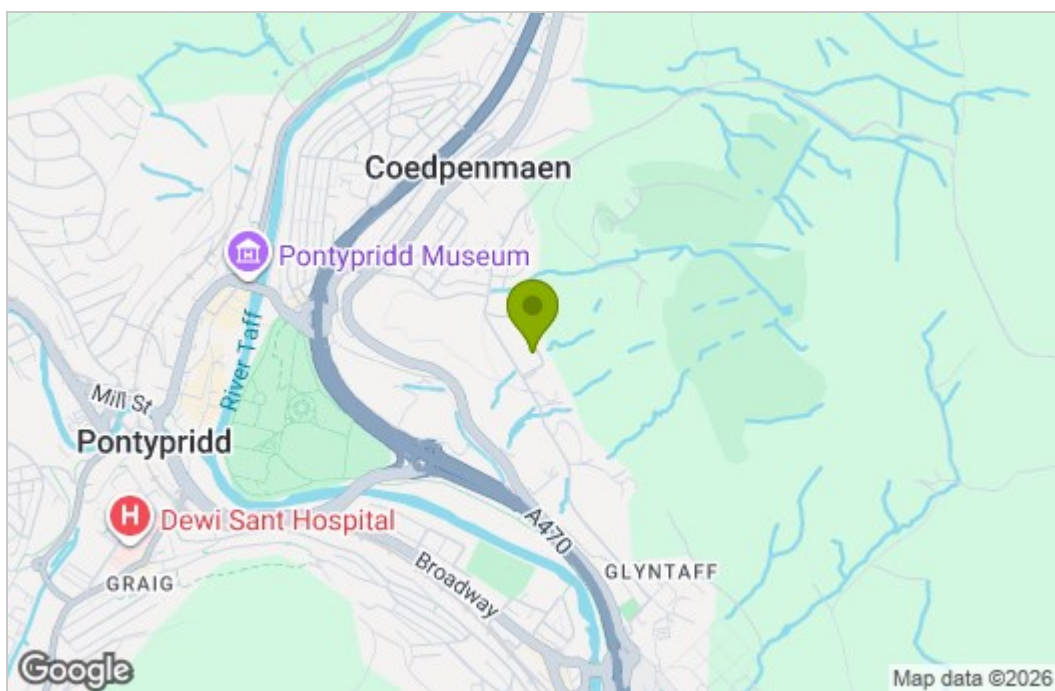
Terraced front garden with lawn, flower beds and paved seating area.

Side pedestrian access leads to a rear garden with paved patio, lawn, driveway and garage.

Floor Plan



Area Map



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