



## **25 Pleasant View, Pontypridd, CF37 2NY**

**£105,000**

**\*\* In Need of a Little Updating & TLC \*\* Village Location \*\* Minutes From Local Shops, School \* Train Station \*\***

A mid terraced cottage located in the popular, former mining village of Trehafod. Ideally placed for local amenities, local shop, school, train station & the popular Heritage Park.

The property is in need of a little updating but offers excellent potential for any potential buyers.

Comprising entrance hall, lounge/diner, kitchen, two bedrooms and first floor shower/wet room.

The property is accessed via the rear courtyard, there is also a decked seating area with lovely views over the surrounding area and a sloping garden.

The property is offered with no onward chain.



Entrance Hall



Double glazed entrance door, radiator, staircase to first floor.

Lounge/Diner 21'3" x 11'2" (6.49 x 3.42)



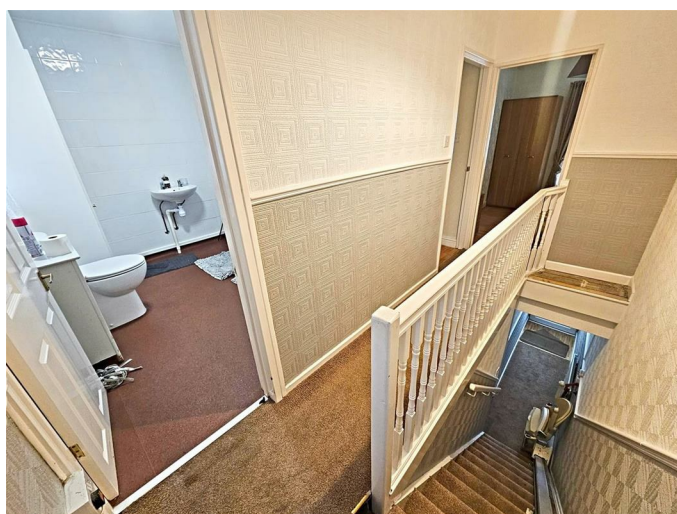
Double glazed windows to front and rear, two radiators, fireplace with fitted gas fire.

Kitchen 11'6" x 8'3" (3.52 x 2.54)



Fitted with base and wall cupboards with tiled splash backs, stainless steel sink unit, electric cooker point, space for washing machine, radiator, laminated wood flooring, double glazed window and half glazed door to side.

First Floor Landing



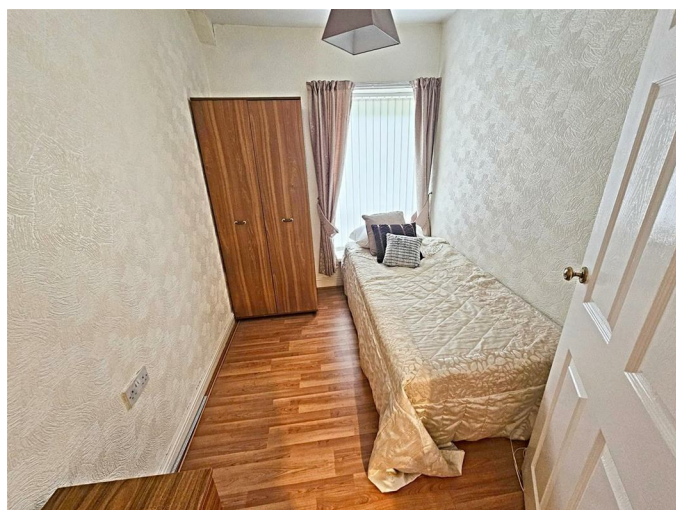
Double glazed window to rear.

Bedroom 1 12'2" x 7'9" (3.71 x 2.38)



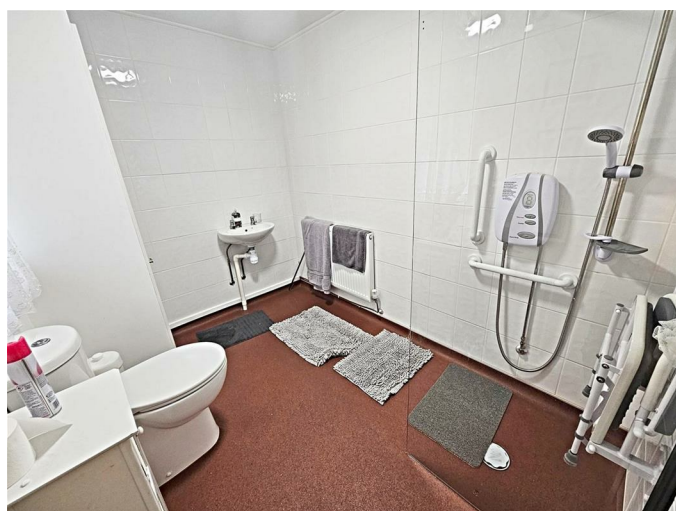
Double glazed window to front, laminated wood flooring, built in double wardrobe.

Bedroom 2 9'1" x 6'7" (2.78 x 2.03)



Double glazed window to front, laminated wood flooring, attic access.

Shower/Wet Room



Walk in shower, wc, wash hand basin, radiator, airing

cupboard with gas combination boiler, part tiled walls, double glazed window to rear.

## Outside

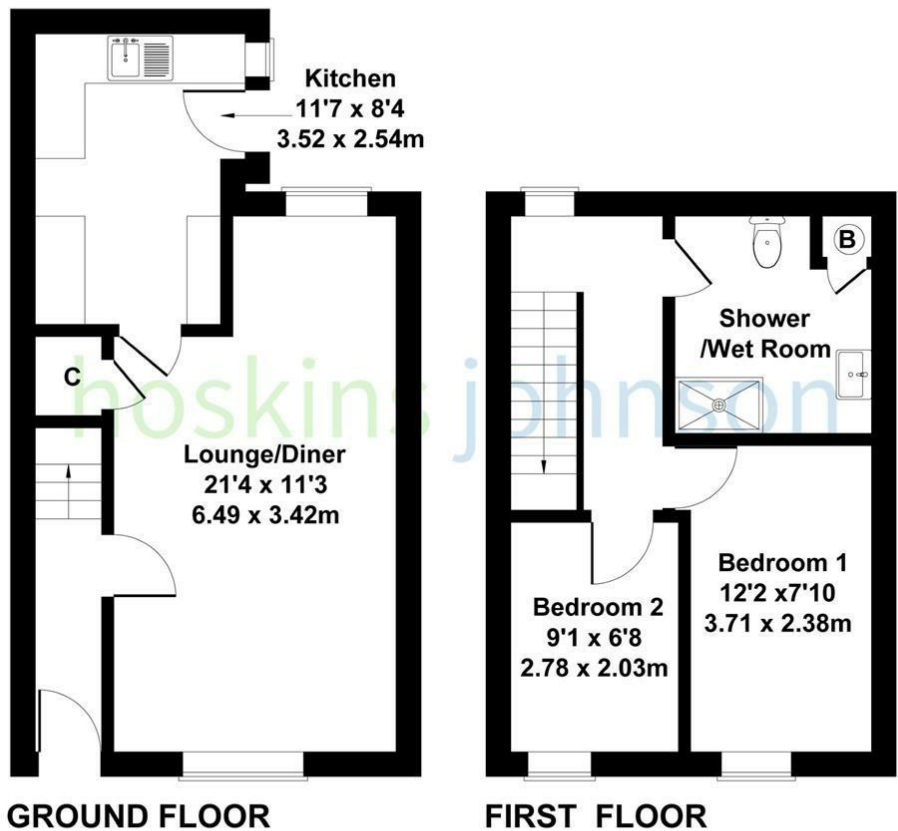


Access is via the courtyard to the rear of the property. Decked seating area to the front with lovely views over the surrounding area. Tiered garden area.



# 25 Pleasant View, Trehafod

Approximate Gross Internal Area  
667 sq ft - 62 sq m

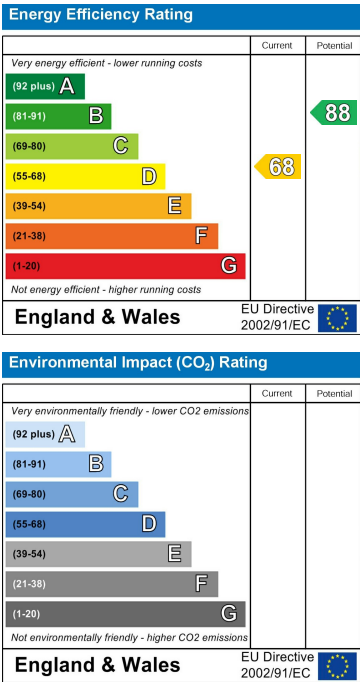


Not to Scale. Produced by The Plan Portal 2025  
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Area Map



Energy Efficiency Graph



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