



## 51 William Street, Pontypridd, CF37 4EH

**£155,000**

Nestled in the charming area of Cilfynydd, Pontypridd, this delightful mid-terraced house on William Street presents an excellent opportunity for both first-time buyers and families alike. The property boasts three well-proportioned bedrooms, providing ample space for comfortable living.

Upon entering, you will find a large, welcoming reception room that leads seamlessly into an open-plan kitchen and dining area, perfect for entertaining guests or enjoying family meals. The kitchen is equipped with a modern gas hob, making it a joy for any home cook.

The first-floor bathroom is thoughtfully designed, featuring both a separate bath and a walk-in shower, catering to all your relaxation and convenience needs.

Outside, the property offers a low-maintenance patioed garden adorned with artificial grass, creating a serene outdoor space for relaxation or play. Additionally, the rear lane access enhances practicality, making it easy to navigate your outdoor space.

With no onward chain, this property is ready for you to move in and make it your own. We highly recommend scheduling a viewing to fully appreciate the charm and potential this home has to offer.

Entrance Hallway 3'2" x 13'6" (0.97 x 4.12)



Single radiator with a PVC door

Living Room 11'5" x 21'0" (3.49 x 6.42)



1x double radiator, new double glazed window with a single radiator and 3x double plug sockets

Kitchen/Dining Room 14'9" x 9'10" (4.50 x 3.00)



Gas hob with electric oven, 1x double radiator with 4x double plug sockets. Plumbing for a washing machine and also under stairs storage.

Bathroom 8'4" x 9'10" (2.56 x 3.02)



Toilet and wash hand basin. Walk in in shower which is accompanied by a separate bath. An airing cupboard is also located in the corner of the room.

First Floor Landing 5'0" x 10'11" (1.53 x 3.35)



Bedroom 1 7'5" x 12'7" (2.28 x 3.86)



2x Double plug sockets, radiator and a new double glazed window

Bedroom 2 9'8" x 7'9" (2.95 x 2.38)



New double glazed window and a radiator

Bedroom 3 7'1" x 9'6" (2.18 x 2.9)



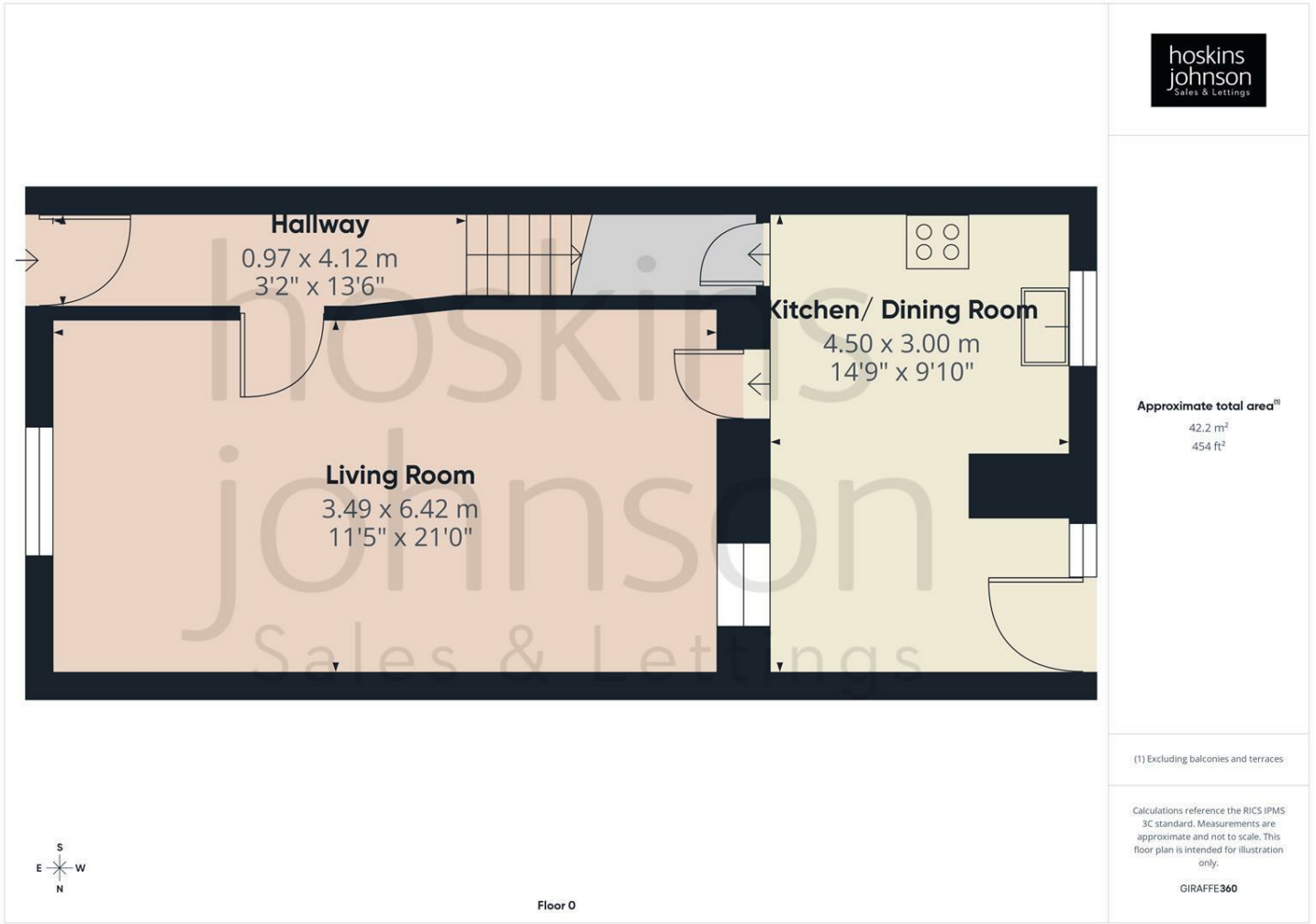
New double glazed window with a radiator and also a double plug socket

Outside

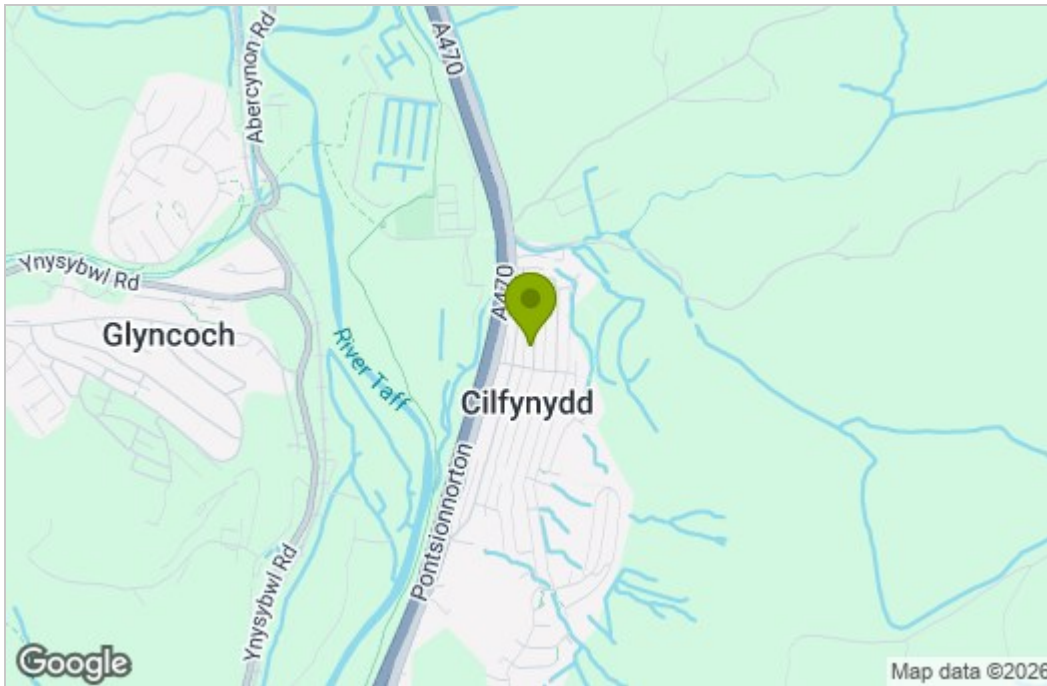


Slate patio accompanied by astroturf. Rear lane access and storage underneath the property

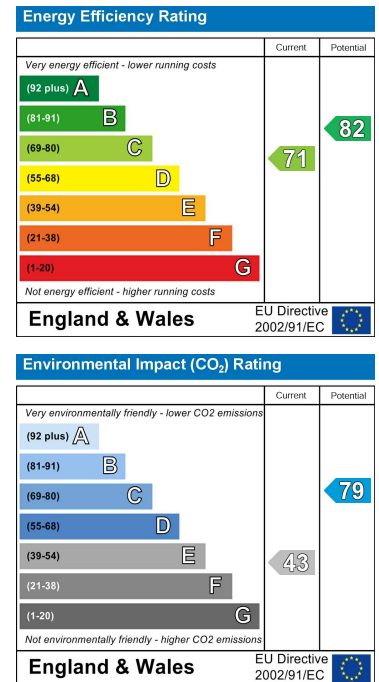
# Floor Plan



# 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: [ponypridd@hoskinsjohnson.co.uk](mailto:ponypridd@hoskinsjohnson.co.uk) [www.hoskinsjohnson.co.uk](http://www.hoskinsjohnson.co.uk)