



**63 Berw Road, Pontypridd, CF37 2AB**  
**Offers Around £175,000**

360 WALK THROUGH TOUR AVAILABLE

Welcome to this charming mid-terrace house located on Berw Road in Pontypridd! This property is an ideal family home with its two reception rooms, three bedrooms, and a modern kitchen/breakfast room that offers ample space for a table & chairs.

As you approach the house, you'll be greeted by its attractive bay front, adding character to the exterior. Inside, the property boasts three well-proportioned bedrooms, perfect for a growing family or those in need of extra space.

One of the highlights of this lovely home is the sunny garden, providing a perfect spot for outdoor relaxation or entertaining guests. Whether you're looking to enjoy a morning coffee in the sunshine or host a summer barbecue, this garden offers a delightful retreat.

### Entrance Lobby

Panelled entrance door, tiled floor and walls.

### Hallway



Glazed door, radiator, laminated wood flooring, large understairs storage cupboard.

### Lounge/Diner 21'10" x 11'3" (6.68 x 3.45)



Double glazed bay window to front, two radiators, coved ceiling, laminated wood flooring.

### Kitchen/Breakfast Room 15'3" x 11'1" (4.65 x 3.39)



Good size kitchen/breakfast room with space for table and chairs and comprising cream gloss base and wall cupboards with tiled splash backs, stainless steel sink unit, gas hob and electric oven with extractor hood above, space for washing machine, tumble drier and fridge/freezer, radiator, ceiling spotlights, laminated wood flooring, half glazed door to rear.

### Sitting Room 9'10" x 9'0" (3.01 x 2.75)



Double glazed window to side, radiator, laminated wood flooring.

### First Floor Landing



Attic access.

### Bedroom 1 13'3" x 7'8" (4.05 x 2.35)



Double glazed window to front, radiator.

Bedroom 2 8'10" x 8'5" (2.70 x 2.59)



Paved forecourt.  
Terraced garden with paved seating area, artificial grass and garage/storage shed with lane access.

Double glazed window to rear, radiator.

Bedroom 3 10'2" x 7'2" (3.10 x 2.19)



Double glazed window to front, radiator.

Bathroom



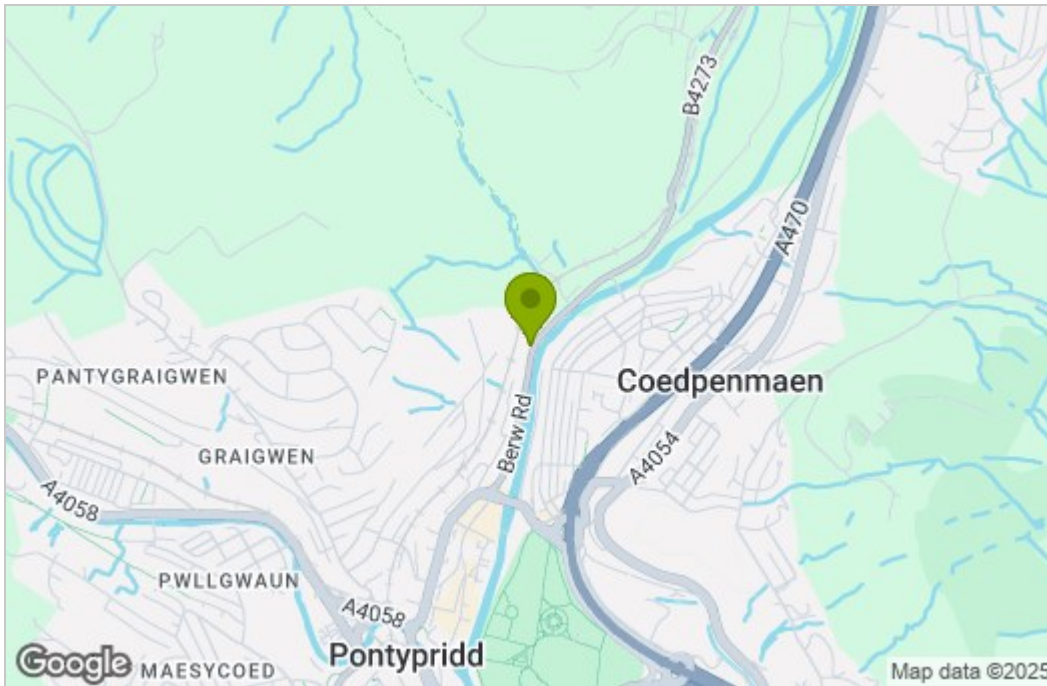
White three piece suite comprising panelled bath with mains shower and panelled walls, wc, wash hand basin, part tiled walls, wall mounted gas combination boiler, storage cupboard, double glazed window to side.

Outside

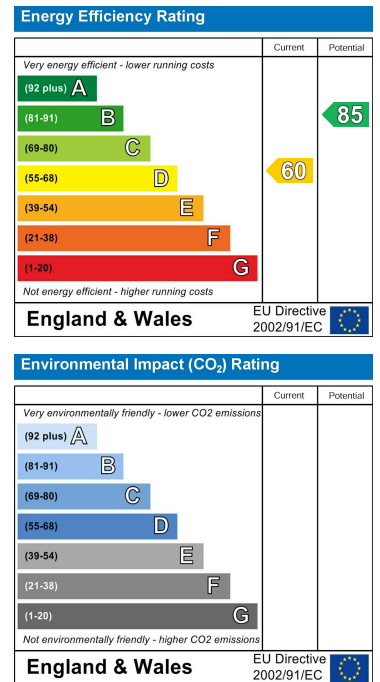
# Floor Plan



# Area Map



# Energy Efficiency Graph



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