



**3 Sion Street, Pontypridd, CF37 4SD**

**£98,000**

360 WALK THROUGH TOUR AVAILABLE

**\*\* Quirky Mid Terraced House \*\* Walk To Town, Bus & Train \*\* Ideal For Solo Living \*\***

Viewing recommended on this well presented mid terraced house within walking distance of many amenities, shops, park and transport links.

An excellent opportunity to get onto the property ladder.

Comprising an open plan lounge/kitchen with oven & hob, modern shower room and a double bedroom.

There are small gardens to front and rear.

Ideal first time buy.

### Lounge/Kitchen 22'1" x 5'8" (6.75 x 1.73)



Double glazed entrance door, double glazed window to front, electric wall heater, white gloss base cupboards, stainless steel sink unit, ceramic hob & electric oven with extractor hood above, vinyl flooring, beamed ceiling, staircase to first floor.

### Shower Room/WC



Modern suite in white comprising tiled shower cubicle, wc, wash hand basin, tiled walls and floor, electric towel rail, extractor fan, double glazed window to side.

### First Floor Landing



Double glazed door leading to rear garden.

### Bedroom 10'2" x 9'4" (3.10 x 2.85)



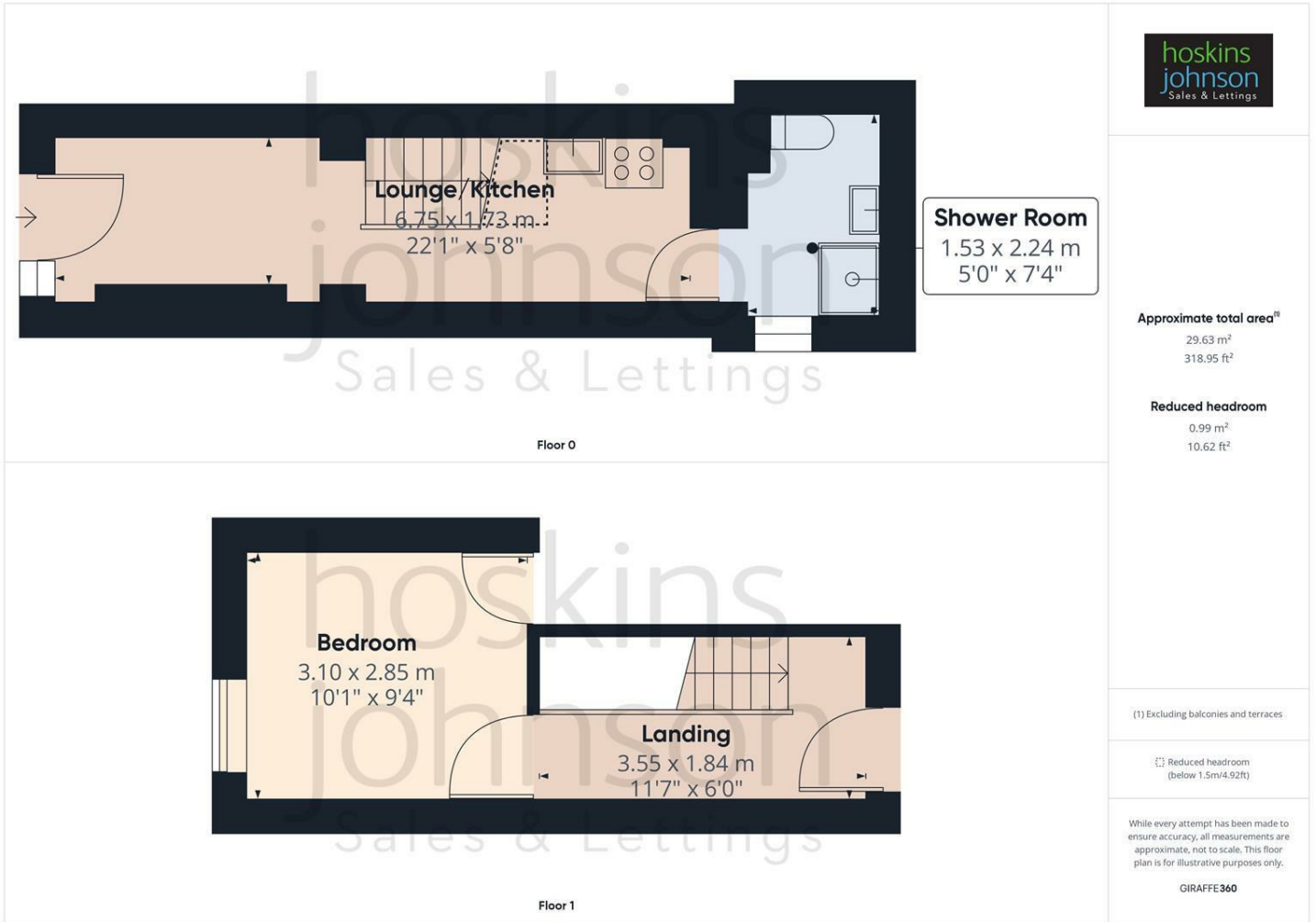
Double glazed window to front, electric wall heater, built in storage cupboard.

### Outside

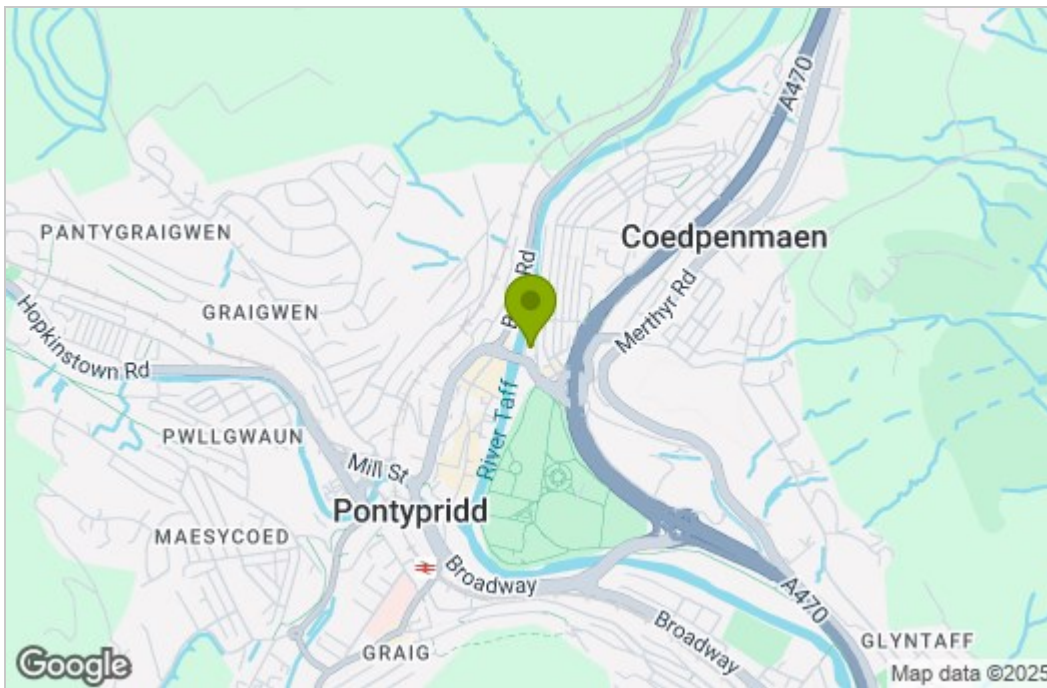


Front courtyard.  
Small lawned rear garden.

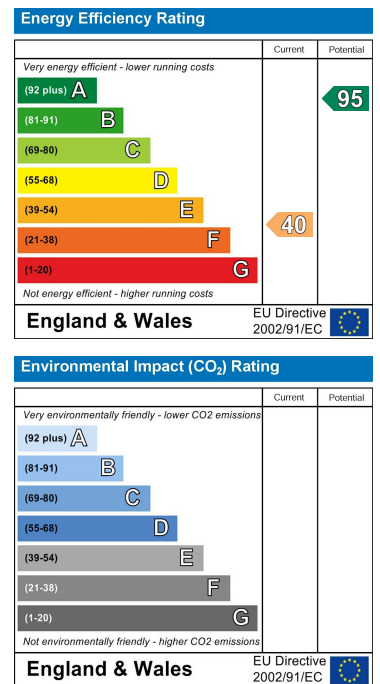
# Floor Plan



# 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)