hoskins johnson
Sales & Lettings

t. 01443 404 093
e. pontypridd@hoskinsjohnson.co.uk
www.hoskinsjohnson.co.uk
22 Market Street,
Pontypridd, CF37 2ST

39 Lanelay Terrace, Pontypridd, CF37 1ER

£210,000

Located in the sought-after area of Lanelay Terrace, Maesycoed, this charming bay-fronted terraced house offers a delightful blend of modern living and traditional character. With three generously sized bedrooms, this property is perfect for families or those seeking extra space.

Upon entering, you are welcomed into a good-sized living room, featuring a modern fireplace that adds a touch of warmth and elegance. The French doors invite natural light and provide a seamless connection to the outdoor space, making it an ideal spot for relaxation or entertaining guests.

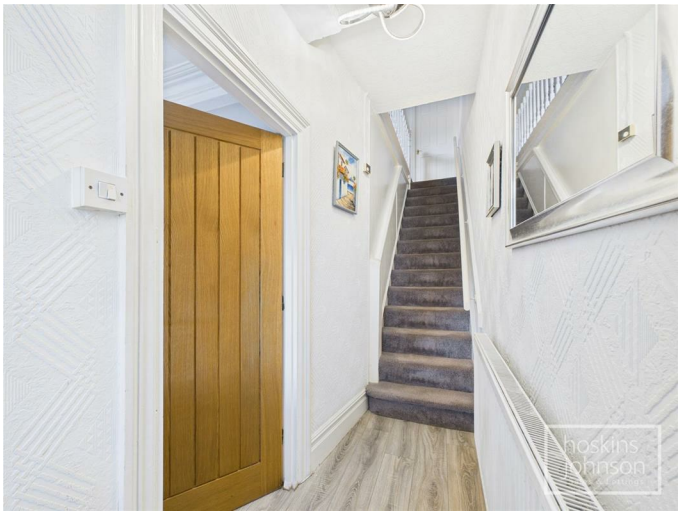
The heart of the home is undoubtedly the large contemporary kitchen, equipped with a range cooker that will delight any culinary enthusiast. This well-designed space is perfect for both casual dining and hosting gatherings, ensuring that every meal is a memorable occasion.

The property boasts a well-appointed shower room, catering to the needs of the household with ease. Outside, the sunny southeast-facing paved garden offers a private retreat, complete with lane access for added convenience. This outdoor space is perfect for enjoying the sunshine or hosting summer barbecues.

Situated close to local amenities and the town centre, this home provides easy access to shops, schools, and transport links, making it an ideal location for modern living.

Entrance Lobby
Glazed double doors.

Hallway



Half glazed door, radiator, laminated wood flooring, staircase to first floor.

Living Room 23'8" x 10'8" (7.22 x 3.26)

Double glazed bay window to front, french doors leading to the garden, two radiators, coved ceiling, laminated wood flooring, modern fireplace with flame effect fire.

Kitchen/Breakfast Room 22'5" x 8'11" (6.84 x 2.72)

An excellent size, modern kitchen with a comprehensive range of cream base and wall cupboards with tiled splash backs, single drainer sink, electric range cooker, concealed space for washing machine, breakfast bar, vertical radiator, LVT flooring, ceiling spotlights, space for table and chairs, understairs storage, two double glazed windows and french doors to side.

Shower Room

Modern suite in white comprising large shower cubicle with mains shower, wc, wash hand basin, panelled walls and ceiling, chrome heated towel rail, LVT flooring, double glazed windows to side and rear.

First Floor Landing

Attic access.

Bedroom 1 15'8" x 12'5" (4.80 x 3.79)

Two double glazed windows to front, radiator, fitted wardrobes, airing cupboard with gas combination boiler.

Bedroom 2 11'9" x 8'11" (3.60 x 2.73)

Double glazed window to rear, radiator, coved ceiling, laminated wood flooring.

Bedroom 3 9'6" x 7'9" (2.92 x 2.38)

Double glazed window to rear, radiator, coved ceiling, laminated wood flooring.

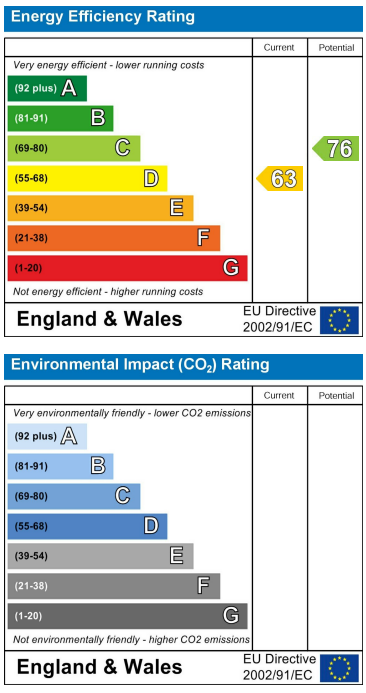
Outside

Paved front garden.
Sunny, SE facing, paved rear garden with lane access

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 firms 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 www.hoskinsjohnson.co.uk