



**211b Merthyr Road, Pontypridd, CF37 4DH**

**£240,000**

360 WALK THROUGH TOUR AVAILABLE TO VIEW NOW

**\*\* Modern Detached Property \*\* Open Plan Accommodation \*\* Off Road Parking \*\***

Viewing advised on this modern house, ideally located for local amenities, schools, town centre, park/lido, main roads and transport links.

Comprising entrance hall, open plan kitchen/living area with oven, hob, fridge & freezer, sitting room/bedroom 3 and shower room on the ground floor and two double bedrooms on the first floor.

There are paved gardens to the side and rear together with off road parking for 2 vehicles.

Viewing recommended.

## Entrance Hall



Half glazed entrance door.

## Shower Room



Tiled shower cubicle, wc, wash hand basin, tiled floor, chrome heated towel rail, ceiling spotlights, double glazed window to front.

## Sitting Room/Bedroom 3 8'9" x 8'5" (2.69 x 2.58)



Double glazed windows to front and side, radiator, laminated wood flooring.

## Open Plan Kitchen/Living Area



Double glazed french doors leading out to side garden,

double glazed window and half glazed door to rear. Grey gloss base and wall cupboards with tiled splash backs, stainless steel sink unit, gas hob and electric oven with extractor hood above, integral fridge and freezer, space for washing machine, breakfast bar, laminated wood flooring, ceiling spotlights, radiator, walk in storage cupboard.

## First Floor Landing/Study Space



Radiator, space for desk and chair.

## Bedroom 1 12'9" x 11'6" (3.90 x 3.51)



Double glazed window to side, radiator, ceiling spotlights.

## Bedroom 2 12'9" x 7'6" (3.91 x 2.30)



Double glazed window to side, radiator.

## Outside



Gravelled parking area to side. Paved side and rear gardens.

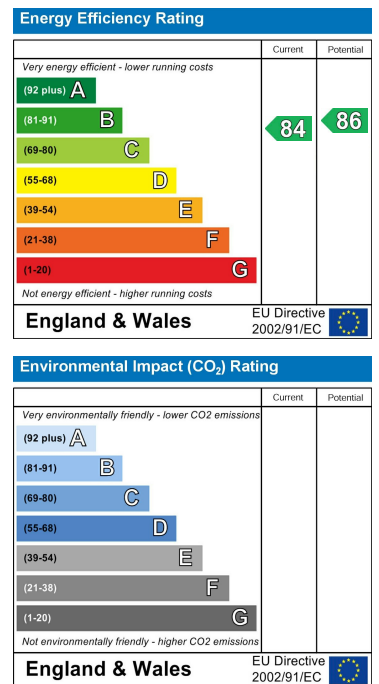
# Floor Plan



# Area Map



# Energy Efficiency Graph



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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)