



**7 Vaughan Street, Pontypridd, CF37 1HR**  
**£800 Per Calendar Month**

**\*\* Available Now \*\* Popular Location Close to Shops, Town, Schools & Train Station \*\***

Viewing recommended on this well presented mid terraced house located in the popular residential area of Pwllgwaun.

Minutes from amenities, local shops, schools, town centre, train station and main roads. Comprising entrance hall, lounge, living room, kitchen with oven & hob, two bedrooms and first floor bathroom.

There is a south facing, level garden with lane access.

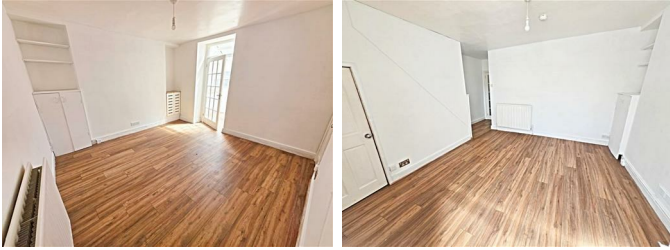
Available now.

**Entrance Hall**

**Lounge 10'6" x 9'8" (3.21 x 2.96)**



**Living Room 11'11" x 11'3" (3.65 x 3.45)**



**Kitchen 15'3" x 5'5" (4.66 x 1.67)**



**First Floor Landing**

**Bedroom 1 14'6" x 7'8" (4.43 x 2.34)**



**Bedroom 2 11'3" x 6'4" (3.45 x 1.95)**



**Bathroom**

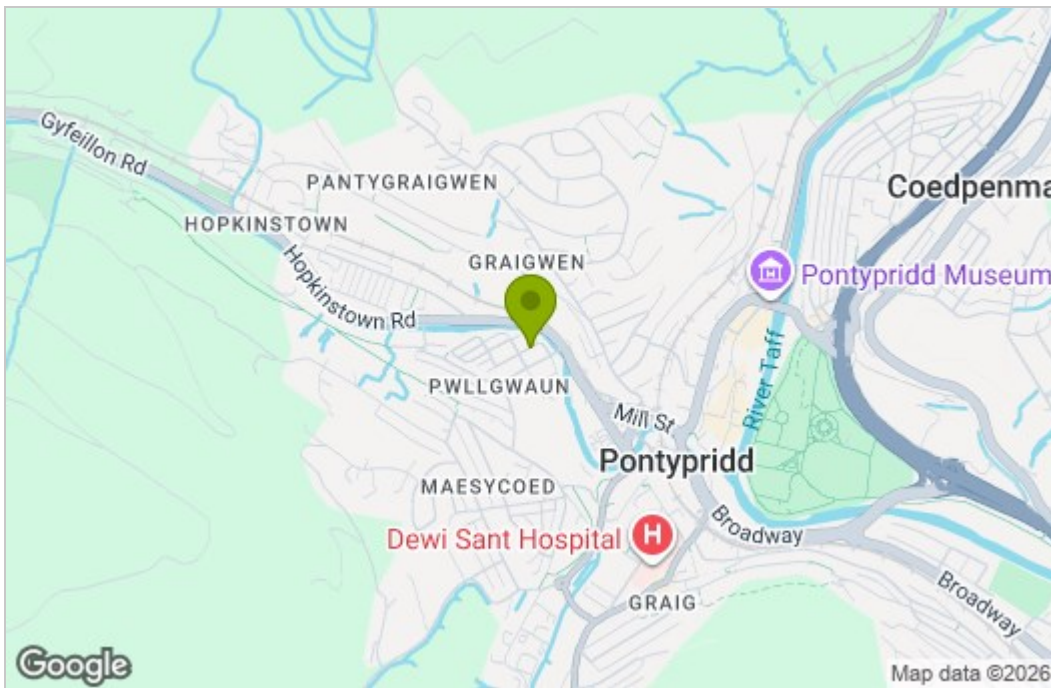


**Garden**

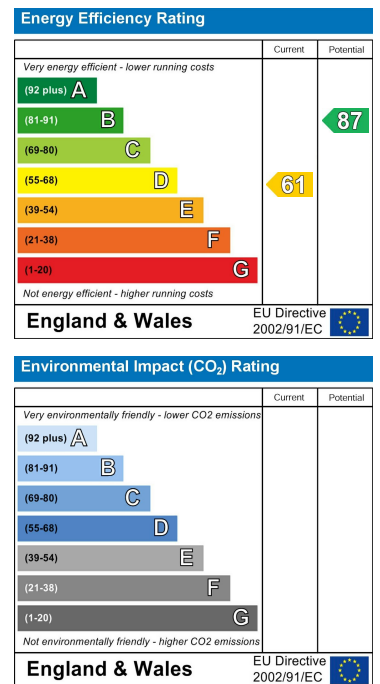


# Floor Plan

## 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.

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