



**Trehafod Road, Pontypridd, Rhondda Cynon Taff. CF37 2LY**

**Offers In Region Of £139,995**



**South Wales Property Investors & Lettings**  
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**Just some TLC needed for this larger than average four bedroom family home!**





## Front

Semi-detached house with stone front , white UPVC windows and doors, black painted around doors and windows

## Hallway (10' 10" x 3' 2") or (3.31m x 0.97m)

Open to the staircase, Artex ceiling, plain painted walls, laminate flooring, electric meter, one light fitting.

## Lounge (21' 11" x 11' 5") or (6.68m x 3.47m)

Brown oak door with glass panels, plain painted walls, artex ceiling, laminate flooring, white UPVC window to the front and rear, two radiators, electric sockets, two light fittings, brown oak wood door with glass panels leading into the kitchen



## Kitchen (10' 5" x 8' 9") or (3.18m x 2.66m)

White UPVC door leading to the garden and UPVC window, pine fitted kitchen with grey worktops, silver handles, silver sink and drainer, black lino floor, fittings for washing machine and fridge freezer and a combi boiler

## Bathroom (1' 8" x 6' 5") or (0.51m x 1.96m)

UPVC window to side and rear, plain painted walls, black tiled floors, one white tiled wall, fitted bath with overhead shower, sink, WC

## Stairs and Landing

Plain white walls and plain white ceiling, dark grey fitted carpet, handrail, boxed in staircase, sprinkler system, one light fitting and attic hatch



## Bedroom 1 (10' 10" x 7' 4") or (3.31m x 2.23m)

UPVC window to the front, laminate flooring, plain white walls and ceiling, electric socket, one radiator, one light fitting

## Bedroom 2 (10' 9" x 7' 5") or (3.28m x 2.27m)

White artex ceiling, plain white walls, plain white ceiling, one light fitting, electric sockets, one radiator, sprinkler system, laminate floor .

## Bedroom 3 (10' 10" x 9' 8") or (3.29m x 2.94m)

Artex ceiling, plain white painted walls, one pink painted feature walls, one radiator, one light fitting, electric socket, laminate flooring



## Bedroom 4 (10' 9" x 8' 6") or (3.27m x 2.59m)

Artex ceiling, plain white painted walls, one pink painted feature walls, one radiator, one light fitting, electric socket, stripped floorboards

## Rear Garden

Side patio area, step down to path and pebbled area, rear access - public parking spaces at the rear, lean to off the bathroom




## Services

This property has the following services: Mains electricity, mains water, mains gas, mains drainage





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	46	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.