



**Pontrhondda Road, Tonypandy, Rhondda Cynon Taff. CF40 2SZ**

**£199,995**



**South Wales Property Investors & Lettings**  
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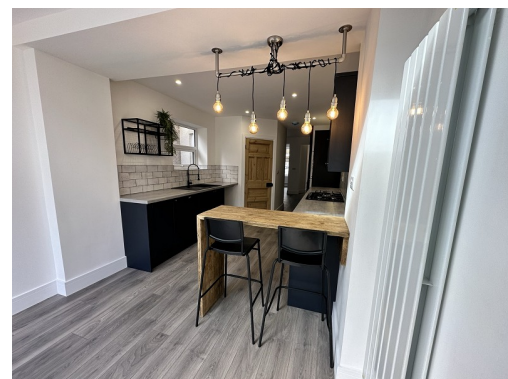
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Cynon Taff. CF40 2SZ**

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**Stunning Fully Renovated Three Bedroom Family Home**



## Front

Black composite front door, black sash-style double glazed windows with black painted stone surround

## Entrance Hall

Open to the staircase and living room, plain walls and ceiling, grey/brown laminate flooring, gas and electric meters boxed with shoe storage in traditional recycled dipped wood and coat rack, radiator and light fitting

## Lounge/diner (22' 9" x 12' 11") or (6.93m x 3.94m)

Width is measured into staircase. Curved wall feature from the entrance hallway, natural light flooding through, Georgian style sash windows to front and back, plain white walls and ceiling, laminate flooring, two radiators, black staircase with storage and panelling, archway through to kitchen diner.

## Kitchen/Diner (23' 0" x 9' 9") or (7.02m x 2.97m)

French doors to rear garden, roof lantern which allows plenty of natural light, laminate flooring, plain white walls and ceiling, modern wall lights, white wall radiator, navy matt wall and base units with silver brass handles, grey worktops, gloss tiles with grey fleck, built in fridge/freezer, microwave, oven and dishwasher, Russell Hobbs range gas hob and electric oven with extractor fan above, white sockets, small window to side, black sink and drainer with mixer tap, fittings for washing machine and tumble dryer, dipped wood breakfast bar with stools, chrome bulb light fitting, original dipped wooden door with black handles to WC

## WC (4' 9" x 4' 1") or (1.45m x 1.24m)

Plain white walls and ceiling, tiled walls, Victorian effect coloured tiled flooring, black slimline wall radiator, upcycled vanity unit under sink and black taps, extractor fan and light fitting

## Stairs and Landing

Black panelled wood and spindles, grey carpet, attic hatch, extractor, fire alarm

## Bedroom 1 (12' 0" x 10' 4") or (3.66m x 3.14m)

Small PVC window to rear and side overlooking garden, plain white walls and ceiling, grey carpet, radiator, light fitting, dipped wood door with black handle and key

## Bathroom (9' 9" x 7' 8") or (2.98m x 2.34m)

PVC window to rear, plain walls and ceiling, Victorian style brown flooring, metallic turquoise tiles, turquoise side bath, black shower with tiled walls, upcycled wooden vanity unit underneath sink with black taps

## Landing

Built in storage area with white wooden doors, Grey carpets, white walls and ceiling

## Bedroom 2 (13' 3" x 8' 10") or (4.04m x 2.70m)

PVC sash window to front, plain white walls and ceiling, grey carpet, upcycled wooden door, radiator and sockets

## Bedroom 3 (9' 6" x 6' 9") or (2.89m x 2.05m)

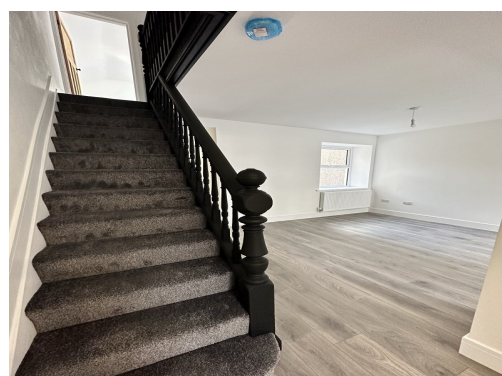
PVC sash window to rear, grey carpets, white walls and ceiling, radiator and sockets

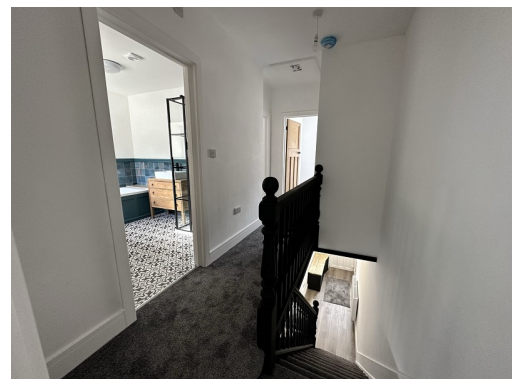
## Rear Garden


The rear garden will be laid to deck with a car port available for parking

## Services

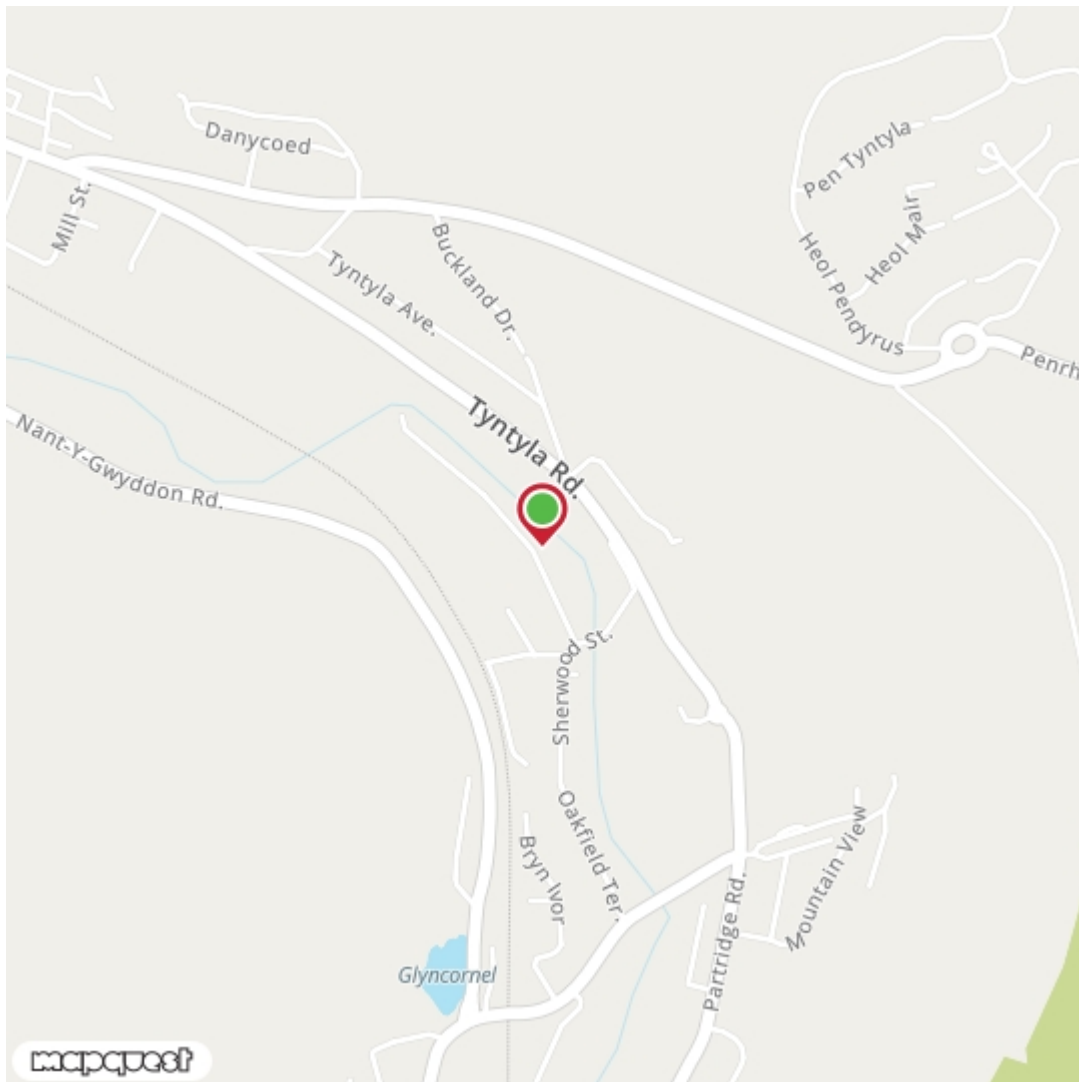
This property has the following services: Mains electricity, mains water, mains gas, mains drainage





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(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.