



38 FRANCIS STREET
RHYDYFELIN
PONTYPRIDD CF37 5LD

ASKING PRICE OF
£204,950



END TERRACED HOUSE



3



1



2



1

****END OF TERRACE** EXTENDED AND MODERNISED**** This larger than average, extended and modernised end terrace Victorian property, comprising, entrance hall, a lounge / sitting room, kitchen / diner, ground floor bathroom. The first floor has three bedrooms and a first floor cloakroom. EPC Rating D

TENURE: FREEHOLD

COUNCIL TAX BAND: C

FLOOR AREA APPROX: TBC

VIEWING: STRICTLY BY APPOINTMENT

LOCATION

Situated within easy access to many amenities including shops, leisure facilities, schools and public transport links and also has nearby links to the A470 and M4 providing easy access to Cardiff City Centre, Vale of Glamorgan, Llantrisant, Bridgend and Pontypridd.

ENTRANCE

uPVC glazed door

ENTRANCE HALLWAY

Door to Lounge

LOUNGE/SITTING ROOM

20' 10" x 14' 4" (6.35m x 4.37m)

Large open plan room with front and rear facing windows, a feature fireplace, wall alcoves, plaster skimmed ceiling, glazed panel oak door to the kitchen. Radiator.

KITCHEN/DINER

13' 0" x 10' 0" (3.96m x 3.05m)

Fitted kitchen with an extensive range of base and wall units finished in matt grey with matching grey ash worktops, tiled wall splashback, single drainer, built in oven and gas hob, extractor fan, space for a fridge and freezer, plumbing for a washing machine, vinyl flooring, access to a walk in under-stairs storage cupboard, solid panel oak door to the bathroom, plaster skimmed ceiling with inset spotlighting, rear facing window and exit door leading out to the garden. Radiator.

BATHROOM

Luxury bathroom suite, with bath with over head shower, vanity wash hand basin and linen cupboard, low level wc, grey marble wall panelling, inset spotlighting, vinyl flooring, window to side. Chrome heated radiator.

FRIST FLOOR

LANDING

Window to rear, wrought iron work handrail / balustrade, access to each bedroom via solid oak panel doors.

CLOAKROOM

low level WC and wash hand basin. Radiator.

BEDROOM ONE

10' 10" x 10' 10" (3.3m x 3.3m)

Double bedroom with window to front. Radiator.

BEDROOM TWO

11' 8" x 9' 0" (3.56m x 2.74m)

Window to rear. Radiator

BEDROOM THREE

7' 8" x 6' 6" (2.34m x 1.98m)

Window to front, radiator. Access to loft. Radiator.

OUTSIDE

REAR GARDEN

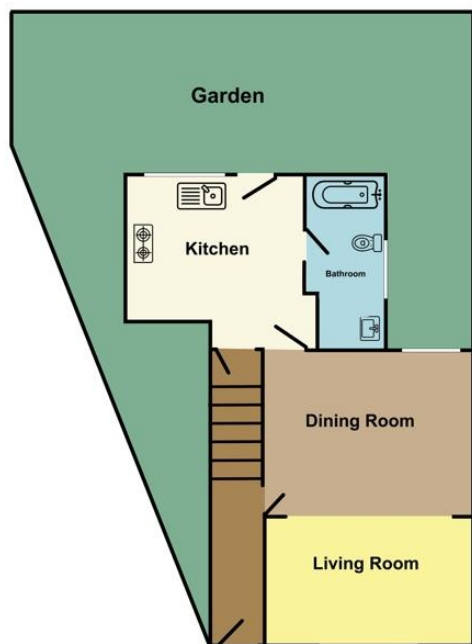
Enclosed rear garden with side and rear areas. Lane access.



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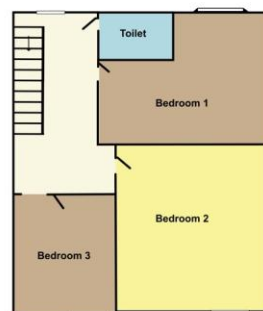


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Ground Floor

The floor plan is only for illustrative purpose and is not to scale. Measurements of rooms, door, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items.



1st Floor

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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