



**Bassett Street, Trallwn,
Pontypridd. CF37 4RU**

FOR SALE
£215,000



- **PRIME LOCATION**
- **3 BEDROOM END OF TERRACE**
- **SPACIOUS ACCOMMODATION**



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Property Description

T Samuel Estate Agents proudly presents this beautiful stone front cottage style end of terrace property. Pretty sash windows to the front elevation. It is situated in Bassett Street, Trallwn, Pontypridd.

Location is key here with just a short stroll into town. Ynysangharad War Memorial Park with it's lido is all within walking distance, so perfect for the morning jog or walking the dog!!

The property offers spacious accommodation throughout and includes living room with a stone-built fireplace and cast iron log burner. The dining area boasts oak flooring and UPVC French doors leading to the garden. The modern kitchen features cream gloss units, oak worktops, and space for an American-style fridge freezer. Making it the ideal family home!!

Property comprises:

Hallway. Spacious living room. Dining room and kitchen. Utility area. Downstairs WC. To the first floor 3 bedrooms and family bathroom. Attic space.

This home combines modern convenience with charming details perfect for comfortable living and entertaining.

Pontypridd town centre boasts a range of shops, supermarkets, public houses and restaurants. All within walking distance. Catchment area for Croespenmaen Primary School and Comprehensive schools. Train station, bus station and fantastic road links, A470 and M4 motorway. Approximately 10 miles north of Cardiff.

To view this beautiful property please contact our office 01443 476419 or email info@tsamuel.co.uk

Entrance hallway

2.39 m x 1.00 m

Entrance to the property via composite front door. Artex ceiling. Emulsion and wall papered walls. Ceramic tiled flooring. Door leading to spacious living room

Living room

6.67 m x 4.83 m

This very well presented home boasts a spacious living room, beautifully enhanced by a stunning feature stone built fireplace with an elegant oak mantel. The cast iron log burner adds both warmth and charm, creating the perfect cosy atmosphere for relaxation or entertaining. Smooth emulsion ceiling and emulsioned walls with feature wall papered wall. Carpets laid. Radiators. Power points. Doors leading to kitchen, dining area and understairs WC.



WC

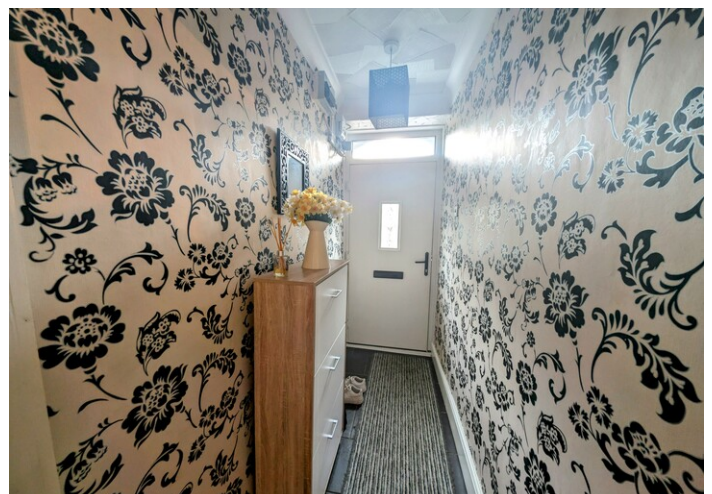
This practical under-stairs WC features a wash hand basin and is designed for ease of use and accessibility. Ideal for guests and everyday convenience, the compact space is efficiently utilized, offering a neat and functional solution.



Dining / Utility area

5.71 m x 2.61 m

The dining area features smooth emulsion ceilings and walls, complemented by elegant oak flooring that adds a touch of sophistication. UPVC French doors open to the rear, providing plenty of natural light and easy access to the rear garden. With ample space for dining furniture, this area is perfect for both family meals and entertaining. Radiator. Power points. There is also a utility area with stainless steel sink and unit with under counter space for tumble dryer and dishwasher.



Kitchen

5.20 m x 2.74 m

This modern kitchen features sleek cream gloss base and wall units with brushed chrome handles, perfectly paired with oak worktops for a stylish and contemporary finish. A UPVC window overlooks the rear, bringing in plenty of natural light, while the herringbone style vinyl flooring adds a chic touch. With plumbing for a washing machine and mains gas for a freestanding cooker, the space is fully equipped for modern living. There's also ample room for an American style fridge freezer, making this kitchen both practical and spacious. Smooth emulsion ceiling and walls. Brushed chrome power points and light switches. Open to dining area.



Landing

3.56 m x 1.82 m

Artex ceiling and smooth emulsion walls. Carpets laid. Doors leading to all 3 bedrooms and family bathroom.



Bedroom 1

5.16 m x 3.60 m

The spacious master bedroom features a large UPVC window to the rear, making the room light and airy. It boasts large quadruple mirrored wardrobes, which will remain, providing ample storage. There's still plenty of space for all your bedroom furniture, making this an ideal retreat. Smooth emulsion ceiling and walls. Carpets laid. Radiator. Power points.

Bedroom 2

4.35 m x 2.97 m

This inviting double bedroom features smooth emulsion ceilings and walls, accented by a stylish feature wallpaper. Carpets are laid for added comfort, with multiple power points and a radiator for convenience and warmth. A cupboard houses the combination boiler, maximizing space. Power points.



Bedroom 3

This single bedroom, currently utilized as a dressing room, offers flexibility and style. It features smooth emulsion ceilings and walls. Carpeted flooring adds warmth and comfort. With ample power points and a radiator, this room can easily be adapted to suit your needs-whether as a cosy bedroom, home office, or personal dressing area. UPVC window to the front.



Family bathroom

2.97 m x 2.26 m

The family bathroom boasts a stylish 4 piece white suite, including a corner bathtub and a freestanding shower. The wash hand basin is set in an attractive modern grey vanity unit, providing both functionality and storage. Completing the suite is a WC, all laid over durable vinyl flooring, creating a sleek and practical space. Radiator. Upvc window to the side.



Attic space

4.12 m x 3.89 m

A generous attic space. Smooth ceiling and walls. Ample storage. Velux window.



Rear garden

The private rear garden offers a low-maintenance outdoor space with a patio area perfect for outdoor dining, and artificial grass laid for year-round greenery. Side access leads to the front of the property, while close-boarded fencing surrounds the boundary, ensuring privacy. There's ample space for garden furniture, as well as room for a garden shed and log store, making this the ideal outdoor retreat.









EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

FLOORPLAN



Misdescriptions Act 1991

The Agent has not tested any apparatus, equipment fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the tenure of a property are based on information supplied by the seller. The Agent has not had sight of the documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Data Protection Act 1998

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