

14 Jones Street,

Cilfynydd, Pontypridd, CF37 4EW



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£155,000**



Mid Terrace Property

3

1

1

1

# Property Description

**\*\* BEAUTIFULLY PRESENTED THREE BEDROOM HOME \*\*** A delightful mid Terrace three bedroom family home in Cilfynydd, being a short distance from local amenities and transport links. Entrance hallway, lounge/diner, kitchen/breakfast room and bathroom To the first floor there are three bedrooms. Gas central heating, uPVC double glazing. Paved patio and stone chip boarders. Gated access to rear lane. EPC Rating: TBC

Tenure Freehold

Council Tax Band B

Floor Area Approx TBC

Viewing Arrangements  
Strictly by appointment

## LOCATION

This property is situated in a sought after location close to the town centre along with Ynysangharad Park and the Lido. There are excellent public transport links with Pontypridd train and bus station. Conveniently located with access to A470 and M4.

## ENTRANCE

3' 3" x 3' 0" (1.01m x 0.92m)  
Entered via uPVC double glazed front door into hallway. Laminate wood flooring. Door lounge/diner.

## LOUNGE/DINER

21' 10" x 14' 8" (6.66m x 4.48m)  
An open plan, well presented lounge/diner with uPVC double glazed window to front. Laminate wood flooring. Two radiators. Feature gas fire with slate tiled hearth. Cupboard housing gas meter. Stairs to first floor with under stair cupboard. Door to kitchen/breakfast room.

## KITCHEN/BREAKFAST ROOM

15' 10" (max) x 15' 4" (4.85m x 4.68m)  
A modern kitchen fitted with a range of base and eye level units incorporating stainless steel sink and drainer with complementary work surfaces. Fitted electric oven and gas hob with extractor

hood over. Space for washing machine, tumble dryer, fridge and freezer. Tiled splash backs. Two radiators. Laminate wood flooring. Two uPVC double glazed windows and external door to rear. Loft access. Wall mounted gas central heating boiler. Door to bathroom.

## BATHROOM

7' 8" x 5' 10" (2.34m x 1.78m)  
Fitted with a low level WC, vanity enclosed wash hand basin and fitted corner shower cubicle with electric shower over. Ladder radiator. Extractor fan. uPVC double glazed window to rear.

## FIRST FLOOR

### LANDING

uPVC double glazed window to rear with views. Doors to three bedrooms. Loft access.

### BEDROOM ONE

12' 11" x 7' 11" (3.96m x 2.42m)  
uPVC double glazed window to front. Radiator.

### BEDROOM TWO

9' 0" x 8' 5" (2.75m x 2.58m)  
uPVC double glazed window to rear. Radiator.

### BEDROOM THREE

9' 8" x 6' 7" (2.96m x 2.03m)  
uPVC double glazed window to front. Radiator.

## OUTSIDE

### REAR GARDEN

An enclosed rear garden with paved patio and stone chip borders. Boundary wall. Gated access to rear lane. Outside tap.



14 Jones Street,  
Cilfynydd, Pontypridd, CF37 4EW



14 Jones Street,  
Cilfynydd, Pontypridd, CF37 4EW

EPC AND FLOORPLAN TO FOLLOW

Radyr 029 2084 2124

Radyr, 6 Station Road, Radyr, Cardiff, South  
Glamorgan, CF15 8AA



[mgy.co.uk](http://mgy.co.uk)

**Important Notice:** These particulars are prepared for guidance only and do not form whole or any part of any offer or contract. Whilst the particulars are given in good faith, they are not to be relied upon as being a statement or representation of fact. They are made without responsibility on the part of MGY Ltd or Vendor/lessor and the prospective purchaser/lessee should satisfy themselves by inspection or otherwise as to their accuracy. Neither MGY Ltd nor anyone in their employ, or the vendor/lessor, imply, make or give any representation/warranty whatsoever in relation to this property.