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22 Market Street,
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# 28 Hurford Street, Pontypridd, CF37 1EW

## £215,000

Located in the charming village of Maesycoed, Pontypridd, this delightful mid-terraced house offers a perfect blend of comfort and modern living. With its prime location close to the town centre and local amenities, this property is ideal for families and professionals alike.

Upon entering, you are greeted by a spacious lounge/diner that provides an inviting space for relaxation and entertaining. The refitted kitchen, complete with modern appliances, is both functional and stylish, making meal preparation a pleasure. Adjacent to the kitchen, a cosy sitting room features attractive stone walling, adding character and warmth to the home.

This property boasts three well-proportioned bedrooms, ensuring ample space for family or guests. Additionally, there are two refitted shower rooms, conveniently located on both the ground and first floors, enhancing the practicality of the home. A useful attic room offers further versatility, perfect for a study, playroom, or additional storage.

One of the standout features of this property is the fabulous covered balcony, which provides stunning views of the surrounding area, making it an ideal spot for enjoying a morning coffee or evening relaxation. The mature garden adds to the appeal, offering a tranquil outdoor space for gardening enthusiasts or those seeking a peaceful retreat.

In summary, this lovely mid-terraced house on Hurford Street is a wonderful opportunity for anyone looking to settle in a friendly community while enjoying modern comforts and beautiful surroundings. Don't miss the chance to make this charming property your new home.

Entrance Lobby




Half glazed entrance door, laminated wood flooring.

Lounge/Diner 20'9" x 16'7" (6.35 x 5.07)








Double glazed window to front and overlooking sitting room, two radiators, laminated wood flooring, fireplace with fitted gas fire, understairs storage cupboard.

Kitchen 12'1" x 8'4" (3.70 x 2.56)






Recently refitted with quality, matching base and wall cupboards with quartz worktops and splash backs, inset sink, ceramic hob and extractor hood, electric oven, microwave, integral dishwasher, space for fridge/freezer and washing machine, solid wood flooring with underfloor heating, coved ceiling with inset spotlights, glazed double door leading into sitting room.

Sitting Room 15'10" x 6'2" (4.85 x 1.88)





A cosy sitting area with double glazed window and half glazed door to rear, radiator, solid wood flooring with underfloor heating, feature stone walling.

Lobby



Double glazed french doors leading out to covered balcony, coved ceiling, solid wood flooring with underfloor heating.

Shower Room



Refitted shower area and suite comprising shower, wc, wash hand basin, tiled walls and floor, underfloor heating, double glazed window to rear.

First Floor Landing



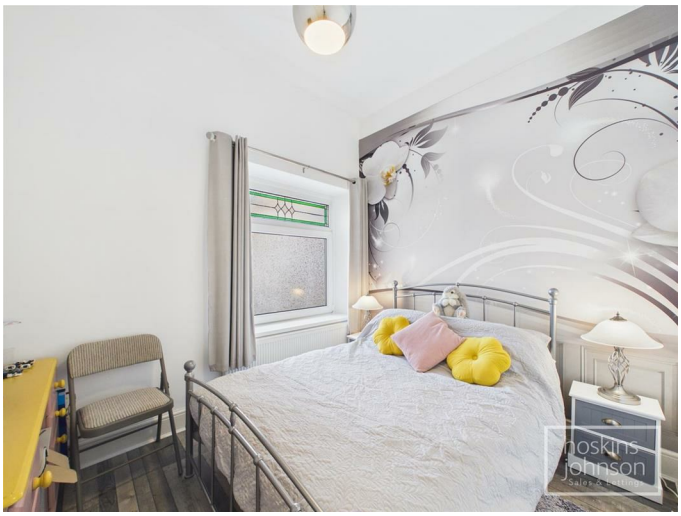
Coved ceiling.

Bedroom 1 12'5" x 10'5" (3.81 x 3.19)



Double glazed window to front, radiator, laminated wood flooring, fitted wardrobes.

Bedroom 2 9'10" x 8'3" (3.02 x 2.54)



Double glazed window to rear, radiator, laminated wood flooring.

Bedroom 3 8'11" x 5'11" (2.74 x 1.81)





Double glazed window to front, radiator, staircase to attic room.

Shower Room

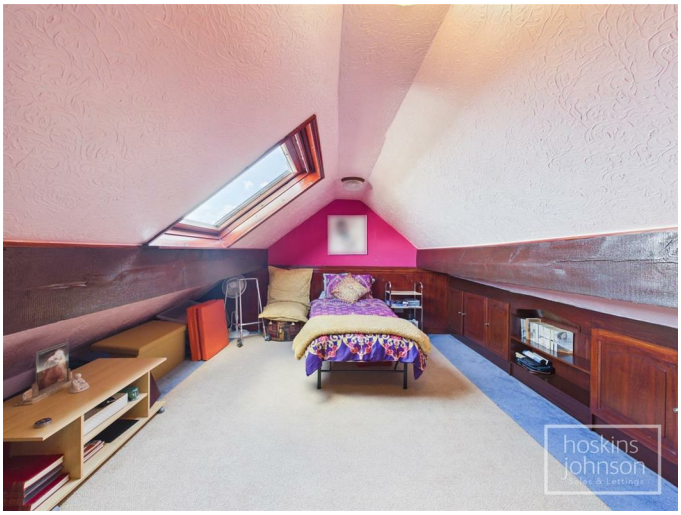






Attractively refitted with large walk in tiled shower cubicle with overhead shower head and separate hand held attachment, wc, wash hand basin and vanity unit, part tiled walls, radiator, coved ceiling, attic access, airing cupboard with gas combination boiler, double glazed window to rear.

Attic Room 15'4" x 14'2" (4.69 x 4.33)



Skylight and eaves storage.

Outside







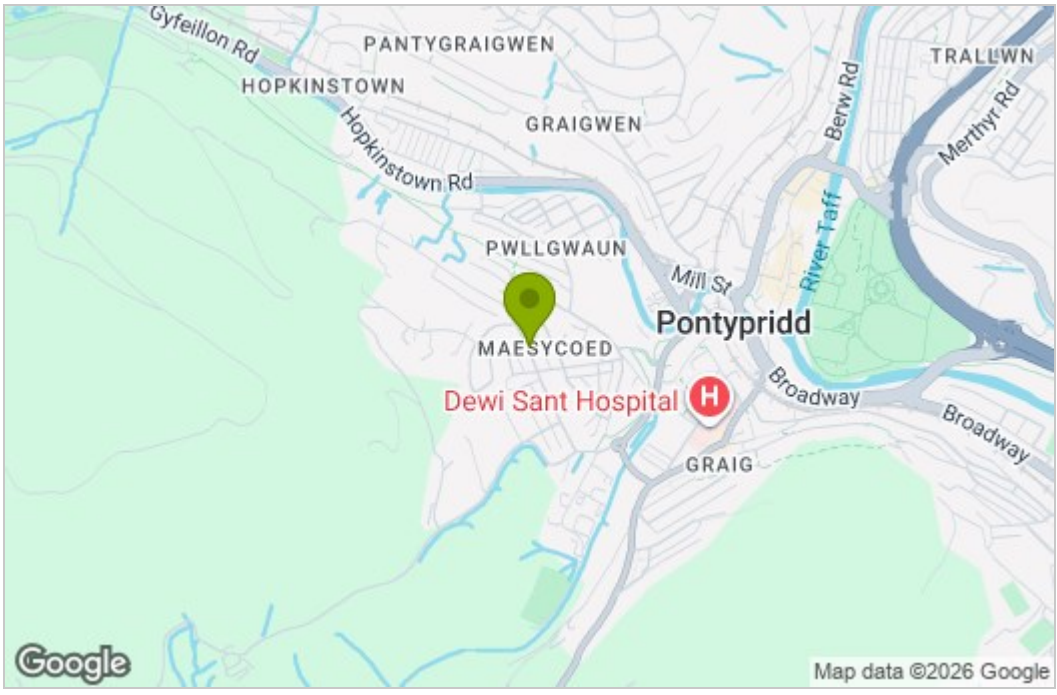


Lovely rear covered balcony with composite decking and superb views over the town.
Mature rear garden with lawn, variety of bushes and shrubs, seating area, summer house and lane access.

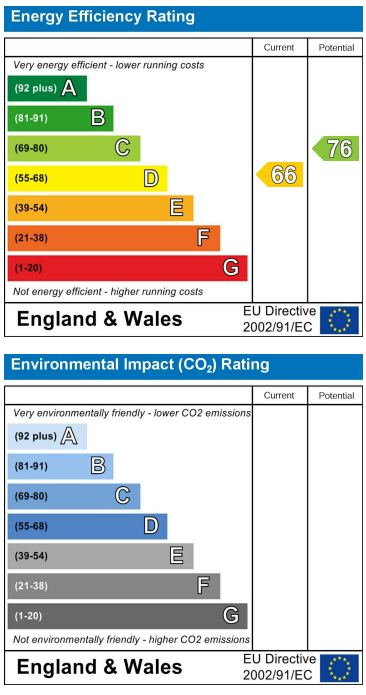
# Floor Plan




# Area Map




# Energy Efficiency Graph




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