

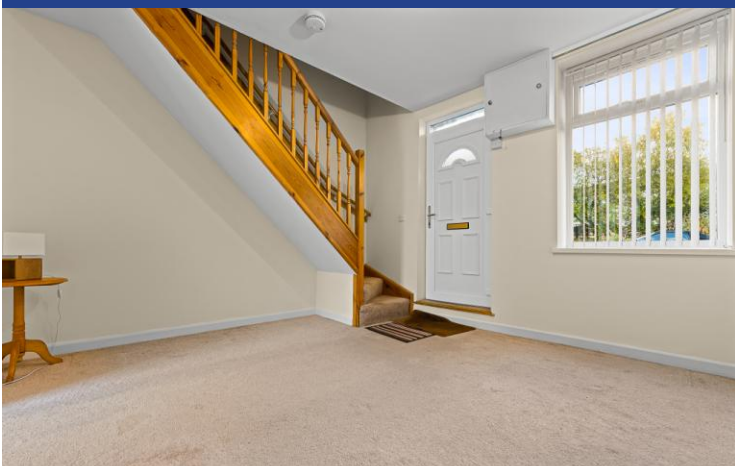
# 48 Williams Place, Pontypridd, CF37 5BH



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£165,000**



Semi-Detached Property



# Property Description

**\*\* TWO BEDROOM END TERRACE \*\***  
**GENEROUS PLOT WITH RIVER TAFF VIEWS \*\***

**NO CHAIN \*\*** A charming two bedroom end terrace cottage over three floors, set on a generous plot, in a convenient location being a short distance from local amenities and the A470 link. Lounge, kitchen and diner, to the first floor are two bedrooms and a family bathroom. Lower ground floor multi-function room. Large paved patio and lawned rear garden overlooking the River Taff. No chain. EPC Rating: D

Tenure Freehold

Council Tax Band B

Floor Area Approx 899 sq. ft.

Viewing Arrangements  
Strictly by appointment

## LOCATION

The Property is situated in the historic village of Upper Boat, which has very good transport links into Cardiff city centre, which is approx. 9 miles from the property. Approx 10 min walk will take you to the Treforest Estate train station running straight into Cardiff's Queen Street. There is also access to bus stop approx. one minute.

There is direct access to the A470 giving access to the gateway of the valleys and straight onto the M4 from the Coryton roundabout for commuting purposes.

The property is in an idyllic setting and located a short walk from a friendly restaurant serving a variety of meals and drinks.

## ENTRANCE

Approached via a upvc entrance doorway leading into the lounge.

## LOUNGE

13' 6" x 11' 9" (4.12m x 3.60m)  
Door and window to front, staircase to first floor with spindle bannister, radiator and door to kitchen.

## KITCHEN AND DINING ROOM

13' 5" x 8' 1" (4.11m x 2.48m)  
Overlooking the delightful rear garden and enjoying views of the river taff. Well appointed along two sides in panelled fronts beneath round nosed worktop surfaces, inset 1.5 ceramic sink and side drainer, space for oven, plumbing for washing machine, matching range of eye level wall cupboards, space for family dining table, laminate flooring and radiator.

## FIRST FLOOR LANDING

Approached via a quarter turning staircase with spindle banister leading to the central landing area. Doors to all rooms and access to roof space.

## BEDROOM ONE

10' 5" x 9' 1" (3.20m x 2.78m)  
Overlooking the entrance approach, a principal double bedroom, radiator.

## BEDROOM TWO

11' 1" x 6' 5" (3.40m x 1.96m)  
Overlooking the rear garden and river Taff, radiator and airing cupboard housing the Worcester gas central heating boiler.

## FAMILY BATHROOM

7' 11" x 6' 9" (2.43m x 2.07m)  
Spacious bathroom with white suite comprising low level wc, wash hand basin, panelled bath with shower mixer tap, obscure glass window to rear, wall tiling to splash back area, extractor fan and radiator.

## OUTSIDE

### REAR GARDEN

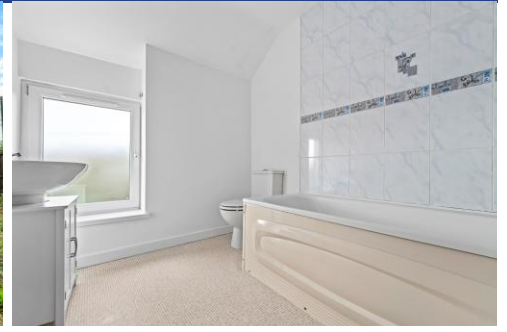
Approached via steps leading to the paved patio and area of lawn enjoying a south westerly aspect and overlooking the river Taff. Outside lighting and outside tap. Doors to the basement level reception.

### BASEMENT LEVEL/MULTI FUNCTION ROOM

18' 1" x 14' 2" (5.51m x 4.32m)  
Accessed via double opening upvc doors from the rear patio. A versatile room, with power, lighting and plumbing for a radiator. Two windows to rear.

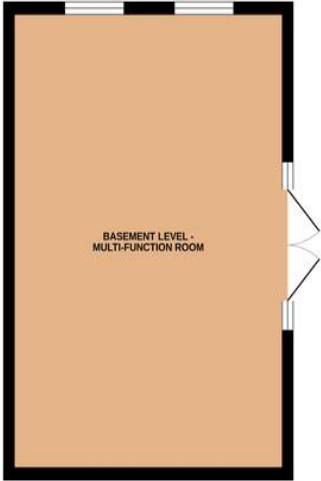


48 Williams Place,  
Pontypridd, CF37 5BH

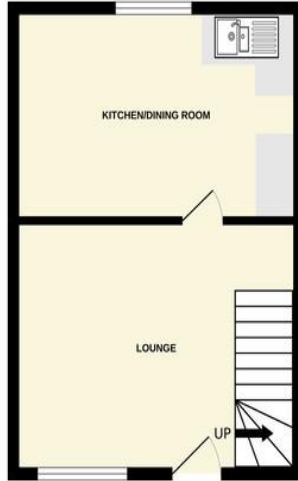


# 48 Williams Place, Pontypridd, CF37 5BH

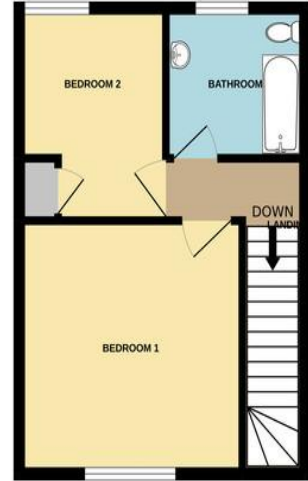
**BASEMENT**  
295 sq.ft. (27.4 sq.m.) approx.



**GROUND FLOOR**  
302 sq.ft. (28.1 sq.m.) approx.

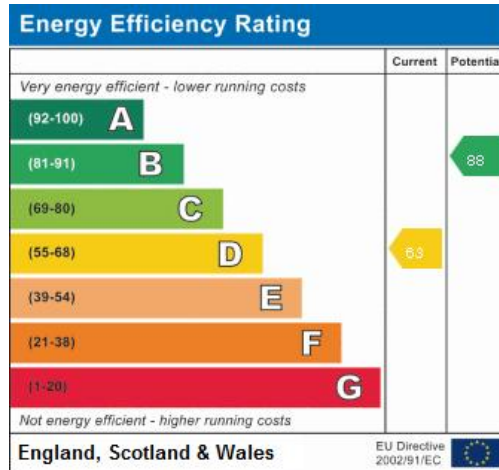


**1ST FLOOR**  
302 sq.ft. (28.1 sq.m.) approx.



TOTAL FLOOR AREA : 899 sq.ft. (83.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix 6/2022



**Radyr** 029 2084 2124

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



**mg.y.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.