

54 Sion Street,

Pontypridd, Mid Glamorgan, CF37 4SD



Estate Agents and
Chartered Surveyors

Asking Price Of

£115,000



Mid Terrace Property



Property Description

**** TWO BEDROOM MID TERRACED FAMILY HOME ** DELIGHTFUL REAR GARDEN ** POPULAR LOCATION **** A charming two bedroom mid terraced family house in the popular location, close to Pontypridd centre and fronting the River Taff. Large lounge and diner, neat fitted kitchen, ground floor bathroom with shower over bath. To the first floor are two bedrooms. Gas central heating, double glazing. No chain. EPC Rating: D

Tenure Freehold

Council Tax Band B

Floor Area Approx TBC

Viewing Arrangements
Strictly by appointment

LOCATION

This property is situated in the popular area of Pontypridd and is approximately nine miles from Cardiff City Centre.

There are fantastic nearby walks and cycling routes around the Garth mountain. It is within easy access to the M4 and has primary and secondary schooling plus sporting facilities within a three mile radius.

ENTRANCE

Approached via a uPVC entrance door leading to the lounge/diner.

LOUNGE/DINER

15' 7" x 13' 9" (4.75m x 4.20m)

A good sized reception with window to front, staircase to first floor with exposed brick effect wall, quality plank effect tiled flooring. Seating and dining area. Two radiators.

KITCHEN

12' 7" x 7' 5" (3.84m x 2.27m)

With units and worktops to two sides, inset 1.5 bowl stainless steel sink with side drainer, inset four ring gas hob with cooker hood above, oven below, plumbing for washing machine, space for fridge freezer, matching range of eye level wall cupboards, wall tiling to splash back areas, door to rear garden,

tiled flooring, radiator, approach to door for bathroom.

FAMILY BATHROOM

6' 0" x 5' 6" (1.84m x 1.68m)

Modern white suite comprising low level wc, wash hand basin, tile panelled bath with chrome shower above, swivel shower screen, tiled flooring, wall tiling to splash back areas, obscure glass window to side and chrome heated towel rail.

FIRST FLOOR LANDING

Approached via a quarter turning staircase leading to the central landing area, window to rear.

BEDROOM ONE

11' 5" x 7' 11" (3.50m x 2.43m)

Overlooking the river taff to front, original floor boarding, fitted wardrobe with sliding fabric front doors and radiator.

BEDROOM TWO

9' 11" x 7' 3" max (3.04m x 2.23m)

Aspect to rear, built out storage cupboard, access to boarded and carpeted roof space via retractable ladder. Radiator.

OUTSIDE - REAR GARDEN

Delightful tiered garden with ascending steps and numerous tiers enjoying elevated views, large rear timber storage shed and rear access.

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GROUND FLOOR
359 sq.ft. (33.3 sq.m.) approx.

1ST FLOOR
212 sq.ft. (19.7 sq.m.) approx.



TOTAL FLOOR AREA: 571 sq.ft. (53.0 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.
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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 85 B |
| 69-80 | C | | |
| 55-68 | D | 55 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Radyr 029 2084 2124

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



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