



# T Samuel Estate Agents

Tel: 01443 476419 Website: [www.tsamuel.co.uk](http://www.tsamuel.co.uk) Email: [info@tsamuel.co.uk](mailto:info@tsamuel.co.uk)



**Williams Place**  
Pontypridd, CF37 5BH

## FOR SALE

- 2 BEDROOMS
- OFF ROAD PARKING
- LARGE REAR PATIO AREA
- CLOSE TO A470 FOR COMMUTING

**£135,000**







## Property Description

\*\*\* EXCELLENT LOCATION FOR COMMUTERS \*\*\*

The property is situated in the sought after village of Upper Boat and is great for commuters looking to travel in to Cardiff city centre or further a field to the M4 as you are a stones throw away from the A470 .

Also close by you can find the local shops.

This Home would suit any first time buyer, someone looking to downsize or even an investor looking for a buy to let.

There are fantastic nearby walks and cycling routes around the Garth mountain.

Primary and secondary schooling plus sporting facilities within a three-mile radius.



Accommodation: Entrance Hall, lounge, kitchen, downstairs bathroom, two bedrooms, large low maintenance exterior with off road parking.

**ENTRANCE HALL**

12' 4" x 3' 3" (3.77m x 1.01m) Entrance via white uPVC front door. Wallpaper walls. Artex ceiling. Radiator. Laminate flooring. Electric meter and fuse board. Power point. Stairs to first floor and door to lounge.

**LOUNGE**

20' 9" x 11' 7" (6.35m x 3.55m) Artex ceiling. Wallpaper walls. Laminate flooring. Two radiators. Power points. Door to kitchen. uPVC windows to both front and rear allowing in plenty of natural light.



**KITCHEN**

12' 2" x 6' 4" (3.73m x 1.94m) Wood base and wall units with complimentary work surface. Emulsion ceiling and walls. Laminate flooring. Radiator. Power points. Wall mounted boiler. Plumbed for automatic washing machine. Door to downstairs bathroom. uPVC window and door to the side.

**DOWNSTAIRS BATHROOM**

8' 9" x 6' 3" (2.69m x 1.91m) Three piece suite in white comprising bath with shower mixer taps, wash hand basin and low level w.c. Emulsion ceiling. Emulsion and tiled walls. Laminate flooring. Radiator. uPVC window to the rear with frosted glass.



**LANDING**

Artex ceiling. Wallpaper walls. Carpet flooring. Attic access. Doors to two bedrooms. uPVC window to the rear.

**BEDROOM 1**

14' 7" x 13' 0" (4.47m x 3.98m) A large bedroom to the front that could possibly be split into two smaller rooms. Artex ceiling. Wallpaper walls. Carpet flooring. Two radiators. Power points. Two uPVC windows to the front.

**BEDROOM 2**

8' 3" x 7' 11" (2.52m x 2.43m) Artex ceiling. Wallpaper walls. Carpet flooring. Radiator. Power points. uPVC window to the rear.



**EXTERIOR**

Enclosed low maintenance patio area with decorative stones. Rear lane access with off road parking.











#### Misdescriptions Act 1991

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Awaiting  
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