

Alexon Way, Hawthorn, Pontypridd, CF37 5BS
£210,000



- Downstairs WC, Family Bathroom & En-Suite
- Modern & Immaculate Throughout
- Off-Road Parking For Two Cars
- Close To Local Amenities
- Modern Kitchen & Bathroom
- Excellent Location
- Two Double Bedrooms
- Landscaped

Description...

James Douglas is delighted to welcome to the market this beautifully presented two-bedroom terraced property, situated in the popular area of Hawthorn, Pontypridd. Offering modern and stylish accommodation throughout, the property benefits from off-road parking for two vehicles, a contemporary kitchen, en-suite facilities and a landscaped north-facing rear garden, making this an excellent home for first-time buyers, couples or those looking for a property that is ready to move straight into.

The property is approached via a front garden, complemented by patio slabs and decorative chippings, with a private driveway providing off-road parking for two cars. A front door opens into the entrance hallway, providing access to the ground floor accommodation.

The modern kitchen is a particular feature of the property, fitted with attractive navy blue wall and base units, complemented by contemporary work surfaces and providing a stylish and practical space for everyday cooking. The ground floor also benefits from a convenient WC and a generous living/dining room, offering ample space for both comfortable seating and a dining area. This versatile room provides an ideal space for relaxing and entertaining, with access towards the rear garden.

To the first floor is a central landing providing access to both bedrooms and the modern family bathroom, which has been finished in keeping with the contemporary style of the property.

Bedroom one is a well-proportioned principal bedroom and benefits from its own en-suite shower room, providing a useful degree of privacy and convenience. Bedroom two is a further comfortable bedroom which could also lend itself to use as a home office, dressing room or guest bedroom if required.

Externally, the property continues to impress, with a beautifully landscaped north-facing rear garden designed with low maintenance in mind. The garden incorporates patio slabs, artificial grass and a decked area with a pergola, creating an excellent space for outdoor dining, entertaining or simply enjoying the garden during the warmer months. There is also useful side/rear access and an outside tap.

Situated in Hawthorn, the property is well placed for access to Pontypridd and the surrounding areas, with a range of local amenities, schools and transport links within easy reach.

Offering modern accommodation, excellent parking, an en-suite and an attractive landscaped garden, this is a property that would make an excellent first-time purchase or home for a couple and is highly recommended for an internal viewing.

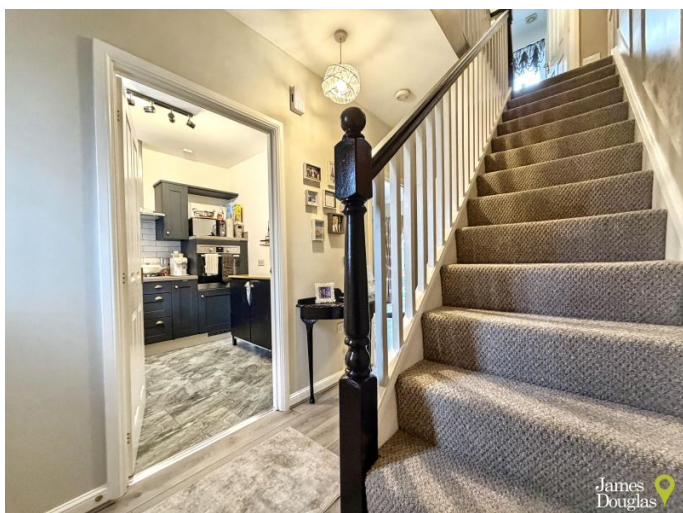
Tenure: Freehold

EPC: TBC

Council Tax Band: C

Accommodation...

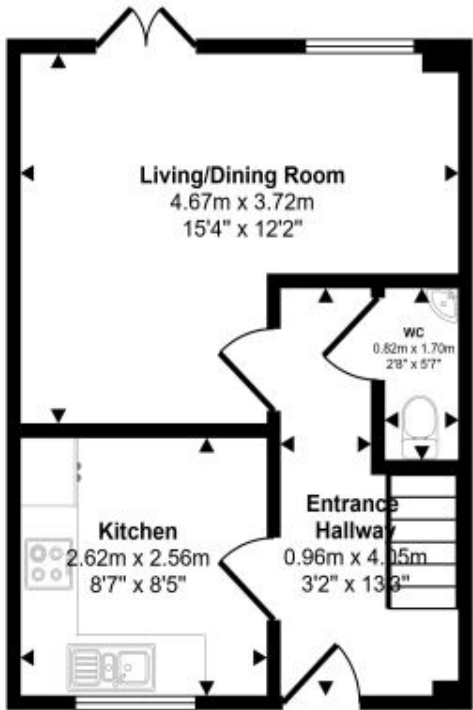
- Entrance Hallway
- Kitchen
- WC
- Living/Dining Room
- Landing
- Bedroom One
- En-Suite
- Bedroom Two
- Bathroom
- Outside
- Directions



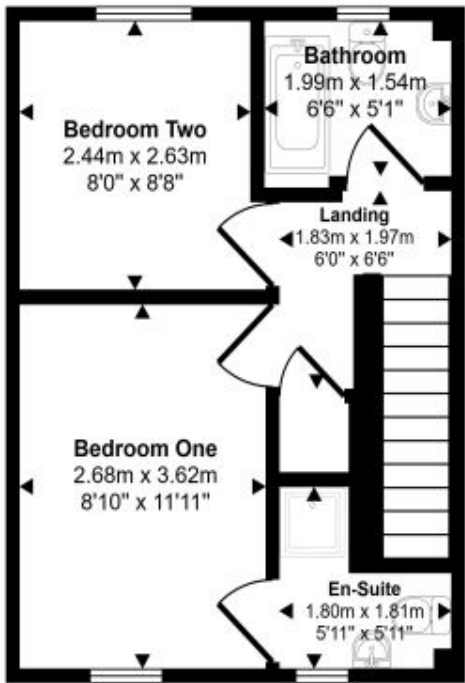


Floorplan

Approx Gross Internal Area
60 sq m / 642 sq ft



Ground Floor
Approx 30 sq m / 322 sq ft



First Floor
Approx 30 sq m / 320 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	