



1 Beds, Apartment, Leasehold, £95,000

Erris Court, Berw Road

Three Estate Agents Talbot Green are delighted to offer to the market this spacious ground-floor, one-bedroom flat, ideally located within walking distance of Pontypridd town centre. This well-presented property offers generous living space throughout.

Features

- GROUND FLOOR APARTMENT
- DOUBLE BEDROOM
- KITCHEN/DINER
- SHOWER OVER BATH
- OFF ROAD PARKING
- CLOSE TO TOWN CENTRE

Three Estate Agents Talbot Green are delighted to offer to the market this spacious ground-floor, one-bedroom flat, ideally located within walking distance of Pontypridd town centre. This well-presented property offers generous living space throughout.

Upon entering the flat, you are welcomed into a central entrance hall that provides access to all rooms. The reception room is bright and spacious, featuring modern laminate flooring and offering a comfortable area for relaxing.

The kitchen/diner is equally generous in size, with laminate flooring and ceramic splashback tiles to the walls. It also benefits from an integrated oven with extractor hood, making it a practical space for cooking and dining.

The double bedroom continues the theme of spaciousness and is finished with matching laminate flooring. Completing the property is a well-appointed bathroom with ceramic tiled walls, laminate flooring, and a convenient shower-over-bath configuration.

Externally, the property benefits from off-road parking at the front and access to a communal rear courtyard, offering outdoor space to enjoy.

This is a fantastic opportunity to acquire a spacious and conveniently located one-bedroom flat in a desirable area. Viewings are highly recommended – please contact Three Estates to arrange a suitable time.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		