



Powys Place

Rhydyfelin Pontypridd, CF37 5PF

£189,950

- NO ONWARD CHAIN
- THREE BEDROOMS
- SEMI DETACHED
- EXTENDED TO FRONT & REAR
- CONSERVATORY TO REAR
- DETACHED GARAGE & DRIVEWAY

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**** NO ONWARD CHAIN * THREE BEDROOMS * SEMI DETACHED * OFF ROAD PARKING * EXCELLENT TRANSPORT LINKS * CONSERVATORY * EXTENDED FRONT AND REAR * DETACHED GARAGE ****

Sell Right Estate Agents are pleased to bring to the market this spacious three bedroom semi detached property in the Rhydyfelin area of Pontypridd. On the ground floor, the property benefits from an entrance hallway substantially sized lounge/diner, kitchen, bathroom and conservatory. The first floor accommodation comprises of a landing area offering access to three well proportioned bedrooms and a fully boarded loft with pull down ladder. Externally the property boasts ample garden space to the front and rear with off road parking being found at the front and a detached garage being found at the rear. The property is conveniently located by being within close distance to local amenities as well as being within a short drive to the A470 link road providing excellent commuter access. Please contact Sell Right Estate Agents to book you viewing on this lovely home.

Hallway

UPVC double glazed door to front, papered wall, textured ceiling, laminate flooring, radiator, door to lounge/diner, stairs to first floor landing.

Lounge/Diner 26' 2" x 15' 7" (7.98m x 4.75m)

UPVC double glazed window to front, UPVC double glazed patio doors to side, plastered walls and ceiling, laminate flooring, radiators, doors to under stairs storage and kitchen.

Kitchen 12' 11" x 8' 11" (3.94m x 2.73m)

Tiled walls and flooring, plastered ceiling, wall and base units with laminate roll top work surfaces, integrated oven and gas hob, stainless steel sink unit with mixer tap, door to bathroom, opening to conservatory.

Bathroom 9' 2" x 8' 10" (2.80m x 2.68m)

UPVC double glazed window to side, tiled walls and flooring, wood paneled ceiling, chrome towel rail radiator, corner bath with over head shower, W.C, vanity wash hand basin unit.

Conservatory 8' 10" x 8' 1" (2.68m x 2.46m)

UPVC double glazed windows and patio doors to rear garden, plastered walls, laminate flooring, radiator.

First Floor Landing

UPVC double glazed window to side, papered walls, textured ceiling, carpet flooring, doors to three bedrooms, access to fully boarded loft via pull down ladder.

Bedroom One 11' 1" x 13' 9" (3.38m x 4.20m)

UPVC double glazed window to front, plastered walls, textured ceiling, solid wood flooring, radiator, door to over stairs storage, sliding doors to fitted wardrobes.

Bedroom Two 10' 6" x 9' 9" (3.20m x 2.98m)

UPVC double glazed window to rear, plastered walls, textured ceiling, carpet flooring, radiator, doors to built in storage.

Bedroom Three 7' 5" x 6' 8" (2.25m x 2.03m)

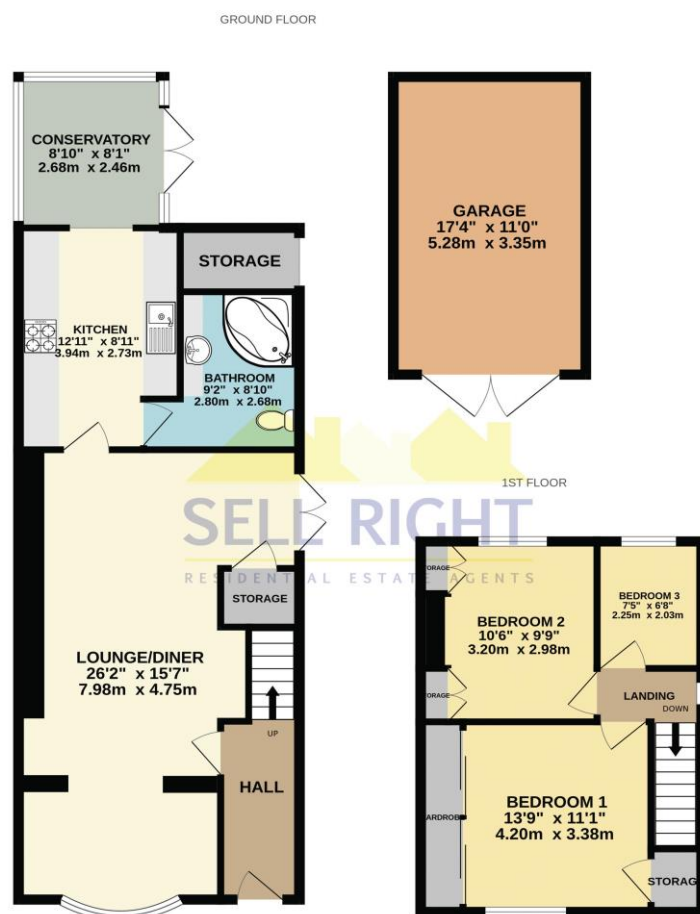
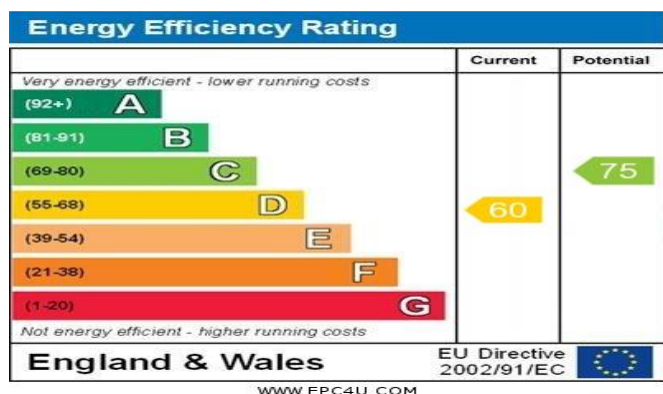
UPVC double glazed window to rear, papered walls and ceiling, carpet flooring, radiator.

Front Aspect

Off road parking via driveway, gated side access to rear garden.

Rear Garden

Enclosed rear garden laid with concrete, small garden pond with seating area adjacent, access to substantially sized detached garage.



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 ©2023

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Services: Sell Right have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.