



Dyffryn Road

Rhydyfelin Pontypridd, CF37 5RW

£194,950

- NO ONWARD CHAIN
- DETACHED BUNGALOW
- TWO BEDROOMS
- OFF ROAD PARKING
- WELL MAINTAINED
- AMPLE GARDEN SPACE

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**** NO ONWARD CHAIN * AMPLE GARDEN SPACE * TWO BEDROOMS * OFF ROAD PARKING * DETACHED BUNGALOW ****

Sell Right Estate Agents are proud to present to the market this spacious two bedroom detached bungalow in the Rhydyfelin area of Pontypridd. The property's location allows itself easy access to the A470 and public transport links as well as an array of local amenities and shops. The accommodation features an entrance porch, spacious lounge, kitchen set with granite work tops and a number of integrated appliances, shower room, separate W.C and two well proportioned bedrooms both with fitted wardrobe space. Externally the property boasts ample and low maintenance garden space to the front and rear as well as off road parking being found at the front aspect via a block paved driveway. Please contact Sell Right Estate Agents to book your viewing on this lovely bungalow.

Tenure: Freehold

Council Tax Band: D

Gross Annual Council Tax Charge: £2014.22

Water - Mains feed

Electricity - Mains feed

Sewerage – Connected to public sewer

Heating - Mains fed gas via combi boiler

Broadband Availability Checker - <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phone Coverage Checker - <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Entrance Porch

UPVC double glazed window and door to front, papered walls, wood paneled ceiling, carpet flooring, sliding doors to fitted storage, door to dining room.

Dining Room 14' 10" x 9' 2" (4.51m x 2.79m)

UPVC double glazed patio doors to side, papered walls, textured ceiling, carpet flooring, radiator, opening to lounge, doors to lobby and kitchen.

Lounge 12' 7" x 18' 8" (3.83m x 5.70m)

UPVC double glazed window to front, papered walls, textured ceiling, carpet flooring, radiator.

Kitchen 8' 1" x 8' 11" (2.47m x 2.71m)

UPVC double glazed window and door to side, tiled and textured walls, wood paneled ceiling, tiled flooring, wall and base units with granite worktops, integrated fridge, freezer and dishwasher, space for washing machine, sink unit with mixer tap.

Hall

Papered walls and ceiling, carpet flooring, doors to W.C, shower room and two bedrooms.

Shower Room 5' 0" x 8' 11" (1.52m x 2.71m)

UPVC double glazed window to side, pvc paneled walls, wood paneled ceiling, tiled flooring, chrome towel radiator, shower cubicle, vanity wash hand basin with mixer tap.

W.C 2' 7" x 5' 1" (0.80m x 1.56m)

UPVC double glazed window to side, pvc paneled and papered walls, wood paneled ceiling, tiled flooring.

Bedroom One 8' 11" x 12' 2" (2.73m x 3.72m)

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

Bedroom Two 12' 0" x 5' 8" (3.65m x 1.73m)

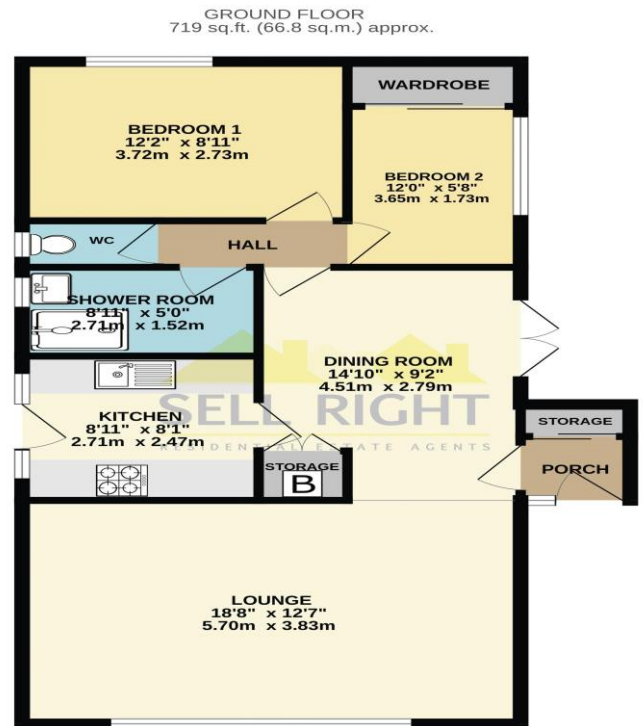
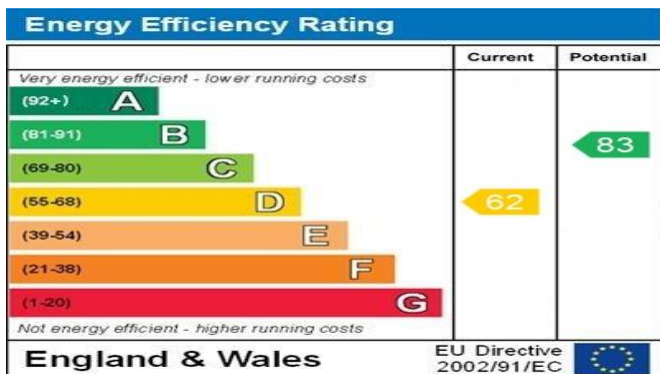
UPVC double glazed window to side, papered walls and ceiling, carpet flooring, radiator, sliding doors to rear garden.

Front Aspect

Front garden laid with lawn, chipped border, off road parking via block paved driveway, gated access to rear garden and either side of the property.

Rear Garden

Enclosed and spacious rear garden laid with patio.



TOTAL FLOOR AREA: 719 sq.ft. (66.8 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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Measurements: Sell Right take great care when measuring, but these approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture etc.

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.