



Dyffryn Y Coed

Church Village Pontypridd, CF38 1PQ

£294,950

- THREE BEDROOMS
- EN-SUITE TO MASTER BEDROOM
- MODERN KITCHEN/DINER
- SPACIOUS LOUNGE
- EXCELLENT COMMUTER LINKS
- DOWNSTAIRS W.C

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**** THREE BEDROOMS * EN-SUITE TO MASTER BEDROOM * MODERN KITCHEN/DINER * SPACIOUS LOUNGE * LANDSCAPED GARDEN ****

Sell Right Estate Agents are pleased to bring to the market this well presented, modern build, three bedroom semi detached property set in the desired Dyffryn Y Coed estate of Church Village. The properties convenient location lends itself to being within close proximity to local amenities and transport links such as the Church Village bypass. The ground floor accommodation comprises of an entrance hallway offering access to a downstairs W.C, modern kitchen/diner and a spacious lounge/diner. The first floor benefits from a landing area, family bathroom, integrated storage space and the three bedrooms with an en-suite being found in the master bedroom. Externally the property is able offer off road parking via a designated off road parking spaces, a stylishly landscaped and low maintenance garden. Please contact Sell Right Estate Agents to book your viewing on this lovely property.

Tenure: Freehold

Council Tax Band: D

Gross Annual Council Tax Charge: £1988.46

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 Hallway

Door to front, plastered walls and ceiling, laminate flooring, radiator, doors to downstairs W.C, kitchen/diner and lounge.

Lounge 18' 5" x 9' 11" (5.62m x 3.02m)

UPVC double glazed window to side and rear, plastered walls and ceiling, laminate flooring, radiator.

Kitchen/Diner 18' 5" x 8' 2" (5.62m x 2.49m)

UPVC double glazed window to front, UPVC double glazed patio doors to garden, plastered walls and ceiling, laminate flooring, radiator, wall and base units with laminate roll top work surfaces, stainless steel sink unit with mixer tap, integrated oven and gas hob with over head extractor fan, space for washing machine, tumble dryer and fridge/freezer.

Downstairs W.C

Plastered walls and ceiling, laminate flooring, W.C, wash hand basin.

First Floor Landing

Plastered walls and ceiling, carpet flooring, radiator, loft access, doors to bathroom, three bedrooms and over the stairs cupboard.

Bathroom 6' 4" x 7' 8" (1.93m x 2.33m)

UPVC double glazed window to front, plastered walls and ceiling, laminate flooring, radiator, W.C, wash hand basin, panelled bath.

Bedroom One 15' 7" x 9' 11" (4.75m x 3.02m)

UPVC double glazed window to side, plastered walls and ceiling, carpet flooring, radiator, door to en-suite.

En-suite 4' 8" x 9' 11" (1.41m x 3.02m)

UPVC double glazed window to front, plastered and tiled walls, plastered ceiling, laminate flooring, radiator, W.C, wash hand basin, shower cubicle.

Bedroom Two 9' 7" x 8' 5" (2.92m x 2.56m)

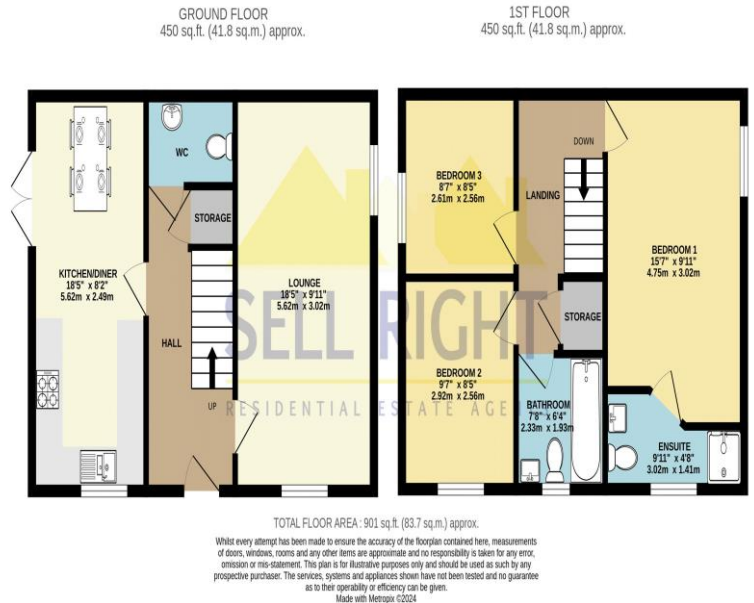
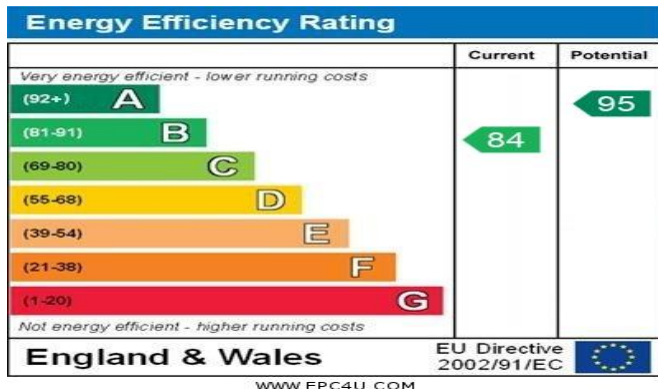
UPVC double glazed window to front, plastered walls and ceiling, carpet flooring, radiator.

Bedroom Three 8' 7" x 8' 5" (2.61m x 2.56m)

UPVC double glazed window to side, plastered walls and ceiling, carpet flooring, radiator.

Externally

Two designated off road parking spaces to the front of the property. Gated, enclosed and stylishly landscaped rear garden laid with artificial turf and patio.



DISCLAIMER

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. Sell Right and their employees and agents do not have any authority to give warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of Sell Right or the vendors.

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.