



Brookway

Tonteg Pontypridd, CF38 1PA

£299,950

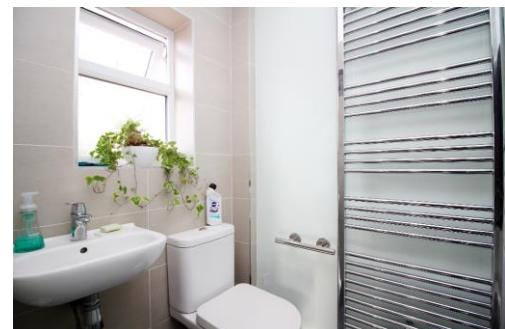
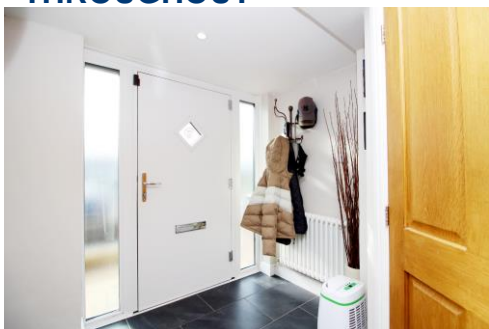
- SUBSTANTIALLY SIZED CORNER PLOT
- SUMMER HOUSE
- STYLISH DECOR THROUGHOUT
- GROUND FLOOR EXTENSION
- AMPLE OFF ROAD PARKING
- POTENTIAL TO EXTEND FURTHER

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**** SUBSTANTIAL CORNER PLOT * GROUND FLOOR EXTENSION TO REAR * POTENTIAL FOR FURTHER EXTENSION * MODERNISED THROUGHOUT * BEAUTIFUL SUMMER HOUSE * TWO BATHROOMS * CONTEMPORARY KITCHEN/DINER ****

Sell Right Estate Agents are pleased to bring to the market this extended three bedroom semi detached property in the much desired Maes Y Celyn estate of Tonteg. The property is conveniently located by being within short walking distance of local amenities, shops, schools, bus links and parks. The property has been lovingly maintained by the current owners and boasts an array of charming features such as parquet flooring in the lounge as well as a number solid wood glazed doors throughout the property. The ground floor accommodation comprises of a light and roomy entrance hallway, stylish shower room, shaker country-style kitchen with solid wood worktops and a spacious lounge with glazed bi-folding doors to the sitting room. The first floor comprises of a landing area that offers access to three well proportioned bedrooms, contemporary bathroom and the loft. Externally the property benefits from an abundance of garden space due its corner plot. To the front you will find ample off road parking space provided via a block paved driveway. To the rear the property showcases a stunning and private rear garden as well as access to a fully insulated summer house set with internal and external power supply, UPVC double glazing as well as some handy garden storage space. Please contact Sell Right Estate Agents to book your viewing on this beautifully unique property.

Hallway

Double glazed composite door to front, plastered walls and ceiling, tiled flooring, radiator, doors to built in storage, downstairs shower room and lounge, stairs to first floor landing.

Shower Room 10' 1" x 4' 10" (3.08m x 1.48m)

UPVC double glazed window to side, tiled and plastered walls, tiled flooring, plastered ceiling, chrome towel rail radiator, W.C, wash hand basin, walk in shower cubicle, door to under stairs storage.

Lounge 20' 4" x 11' 7" (6.20m x 3.53m)

UPVC double glazed window to front, plastered walls and ceiling, parquet flooring, radiator, doors to sitting room and kitchen/diner.

Sitting Room 8' 11" x 9' 6" (2.72m x 2.89m)

UPVC double glazed patio doors to rear garden, plastered walls and ceiling, carpet flooring, radiator.

Kitchen/Diner 19' 9" x 9' 5" (6.03m x 2.87m)

UPVC double glazed windows to side, UPVC double glazed door to rear, plastered walls and ceiling, laminate flooring, radiator, wall and base units with solid wood work tops and tiled splash backs, Belfast sink unit, gas range cooker with over head extractor hood.

First Floor Landing

Plastered walls and ceiling, carpet flooring, doors to bathroom, three bedrooms and fitted storage.

Bathroom 8' 5" x 8' 0" (2.57m x 2.43m)

Plastered and tiled walls, plastered ceiling, laminate flooring, chrome towel rail radiator, tiled bath, W.C, vanity wash hand basin.

Bedroom One 11' 7" x 11' 8" (3.52m x 3.56m)

UPVC double glazed window to front, plastered walls and ceiling, carpet flooring, radiator, door to over stairs storage.

Bedroom Two 10' 6" x 9' 2" (3.20m x 2.80m)

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

Bedroom Three 5' 8" x 10' 6" (1.73m x 3.21m)

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

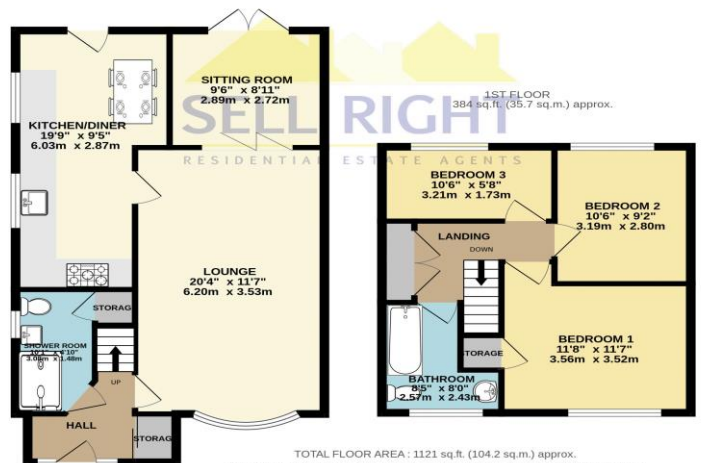
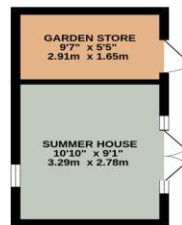
Summer House 10' 10" x 9' 1" (3.29m x 2.78m)

Insulated summer house with power supply, UPVC double glazed windows and patio doors, plastered walls and ceiling, laminate flooring, electric radiators.

Externally

Substantially sized corner plot with off road parking for multiple vehicles to the front and side via a block paved driveway, gated access to rear garden laid with patio, block paving and lawn, access to summer house.

GROUND FLOOR
737 sq.ft. (68.5 sq.m.) approx.



TOTAL FLOOR AREA : 1121 sq.ft. (104.2 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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