



## Tyfica Road

Graigwen Pontypridd, CF37 2DB

**£325,000**

- NO ONWARD CHAIN
- CHARACTER PROPERTY
- SPACIOUS LOUNGE
- FOUR BEDROOMS
- FOUR BATHROOMS
- STUNNING VIEWS TO FRONT

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**\*\* CHARACTER PROPERTY \* FOUR DOUBLE BEDROOMS \* DESIRED LOCATION \*\***

Sell Right Estate Agents are proud to present to the market this substantially sized four bedroom Victorian property in the ever popular Graigwen area of Pontypridd. The property is conveniently located by being within short walking distance to Pontypridd town centre and all of its amenities and transport links. The ground floor accommodation comprises of a spacious and charming entrance hallway, downstairs shower room, modern kitchen and substantially sized lounge which showcases beautifully high ceilings. The first floor comprises of a landing area which offers access to the bathroom and three double bedrooms with en-suites being found in two of the bedrooms. The second floor boasts a substantially sized master bedroom with an en-suite shower room. Externally the property benefits from ample garden space to the front and rear of the property. Please contact Sell Right Estate Agents to book your viewing on this stunning home.

Tenure: Freehold  
 Council Tax Band: E  
 Gross Annual Council Tax Charge: £2461.82  
 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>

**Hallway/Kitchen** 29' 0" x 8' 10" (8.84m x 2.68m)

Double glazed composite door to front, plastered walls and ceiling, tiled flooring, radiator, wall and base units with laminate roll top work surfaces and tiled splash backs, sink unit with mixer tap, integrated oven and gas hob with over head extractor hood, opening to lounge and downstairs shower room, stairs to first floor landing.

**Downstairs Shower Room** 5' 10" x 9' 5" (1.77m x 2.88m)

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

**Lounge** 21' 4" x 17' 8" (6.50m x 5.39m)

UPVC double glazed windows to side and rear, plastered and tiled walls, plastered ceiling, laminate flooring, radiator, opening to study.

**Study** 5' 9" x 7' 10" (1.74m x 2.40m)

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

**First Floor Landing**

UPVC double glazed window to rear, plastered walls and ceiling, carpet flooring, doors to three bedrooms and bathroom, stairs to master bedroom.

**Bathroom** 7' 10" x 5' 4" (2.40m x 1.63m)

Tiled walls, plastered ceiling, vinyl flooring, panelled bath with over head shower, W.C, vanity wash hand basin.

**Bedroom Two** 13' 3" x 14' 6" (4.03m x 4.41m)

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

**Bedroom Two En-suite**

UPVC double glazed window to side, tiled walls, plastered ceiling, W.C, shower cubicle, vanity wash hand basin.

**Bedroom Three** 8' 4" x 13' 0" (2.54m x 3.95m)

UPVC double glazed windows to rear, plastered walls and ceiling, carpet flooring, radiator, doors to built in wardrobes and en-suite W.C.

**Bedroom Three En-suite W.C**

UPVC double glazed window to side, plastered walls and ceiling, vinyl flooring, vanity wash hand basin, W.C.

**Bedroom Four** 9' 5" x 12' 5" (2.86m x 3.78m)

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

**Bedroom One** 21' 11" x 27' 3" (6.69m x 8.30m)

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

**Bedroom One En-suite**

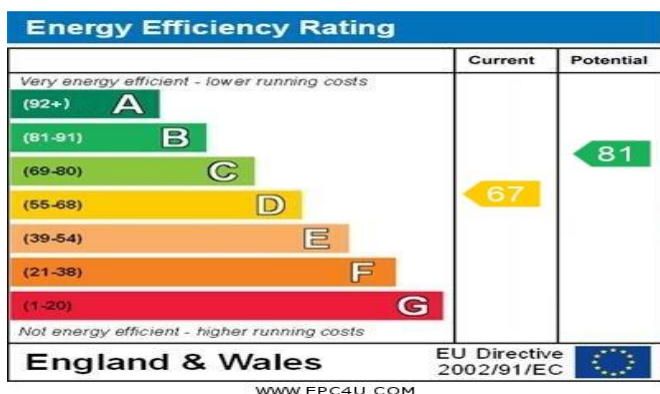
Tiled walls, plastered ceiling, vinyl flooring, W.C, vanity wash hand basin, shower cubicle.

**Front Aspect**

Gated access with steps leading to front garden laid with lawn, side access to rear garden.

**Rear Garden**

Spacious rear garden with potential for off road parking.



**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.