



Lewis Street

Church Village Pontypridd, CF38 1BY

£174,950

- TWO DOUBLE BEDROOMS
- MODERN COMBI BOILER
- CLOSE TO AMENITIES
- OFF ROAD PARKING TO REAR
- STUNNING SHOWER ROOM
- WALKING DISTANCE TO

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**** NO ONWARD CHAIN * TWO DOUBLE BEDROOMS * OFF ROAD PARKING * MODERN BATHROOM * SPACIOUS LOUNGE * AMPLE GARDEN SPACE * MODERN COMBI BOILER ****

Sell Right Estate Agents are pleased to bring to the market this spacious two bedroom mid terrace property in Church Village. The property is located within close proximity to the centre Church Village and the array of amenities and schools that can be found therein. The ground floor accommodation comprises of an entrance hallway, kitchen and a spacious lounge/diner. The first floor benefits from a landing area which offers access to a stylish shower room and two double bedrooms. Externally the property boasts off road parking and ample garden space to the rear which can also be accessed via a rear lane. Please contact Sell Right Estate Agents to book your viewing on this lovely property.

Tenure: Freehold

Council Tax Band: C

Gross Annual Council Tax Charge: £1767.52

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

UPVC double glazed window and double glazed composite door to front, plastered walls and ceiling, tiled flooring, radiator, doors to kitchen and lounge/diner.

Kitchen 12' 1" x 5' 10" (3.69m x 1.77m)

UPVC double glazed door to rear, plastered walls and ceiling, tiled flooring, wall and base units with laminate roll top work surfaces and tiled splash backs, stainless steel sink unit with mixer tap, integrated oven and gas hob with over head extractor fan.

Lounge/Diner

UPVC double glazed windows to front and rear, plastered walls and ceiling, laminate flooring, radiator.

First Floor Landing

Plastered walls and ceiling, carpet flooring, doors to two double bedrooms and shower room.

Shower Room 8' 6" x 6' 3" (2.58m x 1.90m)

UPVC double glazed window to rear, plastered and tiled walls, plastered ceiling, tiled flooring, radiator, W.C, vanity wash hand basin, walk in shower cubicle, door to built in storage.

Bedroom One 9' 8" x 13' 11" (2.95m x 4.24m)

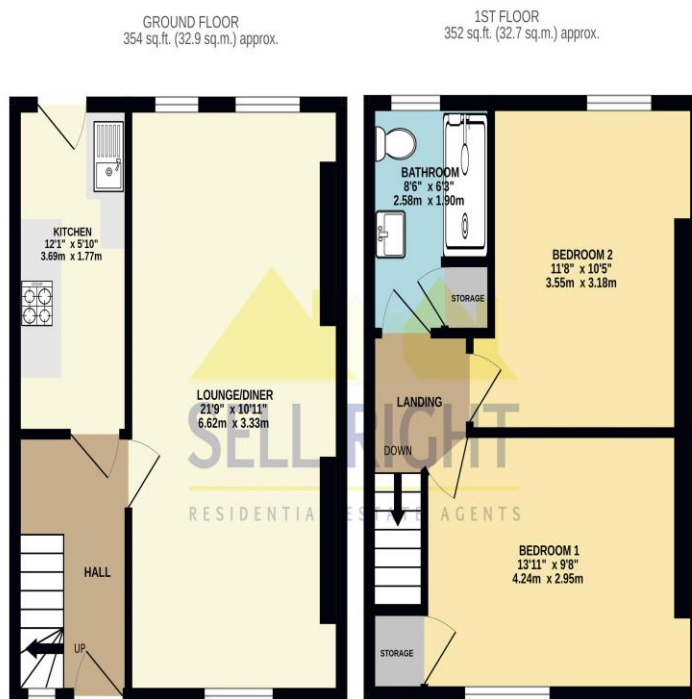
UPVC double glazed window to front, plastered and papered walls, plastered ceiling, carpet flooring, radiator, door to built in storage.

Bedroom Two 11' 8" x 10' 5" (3.55m x 3.18m)

UPVC double glazed window to rear, papered walls, textured ceiling, carpet flooring, radiator, door to Worcester combi boiler.

Externally

Ample garden space to rear laid with lawn, access to stone built external storage, gated off road parking which can be accessed via a rear lane.



TOTAL FLOOR AREA: 706 sq.ft. (65.5 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.