



## Milford Close

Tonteg Pontypridd, CF38 1HG

**£269,950**

- NO ONWARD CHAIN
- TWO BEDROOMS
- DETACHED BUNGALOW
- CORNER PLOT
- STUNNING VIEWS TO REAR
- DETACHED GARAGE

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**\*\* NO ONWARD CHAIN \* TWO BEDROOMS \* DETACHED BUNGALOW \* DESIRED LOCATION \* DETACHED GARAGE \* CORNER PLOT\*\***

Sell Right Estate Agents are proud to present to the market this versatile two bedroom detached bungalow in a desired and quiet cul de sac location of Tonteg. The property's location allows for easy access to local amenities as well as being within walking distance to local schools including Gwauncelyn & Garth Olwg primary schools and Garth Olwg Comprehensive School. The ground floor accommodation comprises of a porch, hallway, kitchen, spacious lounge, shower room and two double bedrooms. Owing to its corner plot and elevated position, the property benefits from substantial garden space to the front and rear as well as stunning south westerly facing views from the rear garden. There is also off road parking via a paved driveway which offers access to a detached garage. Please contact Sell Right Estate Agents too book your viewing.

Tenure: Freehold

Council Tax Band: C

Gross Annual Council Tax Charge: £1866.76

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>

### Porch

Double glazed windows and sliding doors to side, UPVC double glazed window and door to hallway.

### Hallway

Papered walls, textured ceiling, tiled flooring, radiator, opening to kitchen, sliding door to lounge.

### Kitchen 10' 5" x 7' 3" (3.17m x 2.21m)

UPVC double glazed windows to front and side, papered walls, textured ceiling, tiled flooring, wall and base units with laminate roll top work surfaces and tiled splash backs, stainless steel sink unit with mixer tap, space for cooker, washing machine and fridge.

### Lounge 15' 9" x 12' 2" (4.81m x 3.71m)

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

### Lobby

Papered walls, textured ceiling, carpet flooring, doors to shower room and two bedrooms, loft access.

### Shower Room 6' 3" x 6' 3" (1.90m x 1.90m)

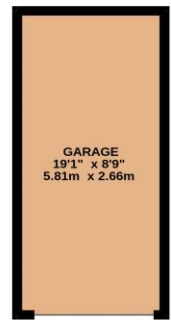
UPVC double glazed window to side, tiled and papered walls, textured ceiling, tiled flooring, W.C, wash hand basin, shower cubicle, chrome towel rail radiator.

### Bedroom One 15' 3" x 8' 11" (4.66m x 2.73m)

UPVC double glazed sliding door to rear, papered walls, textured ceiling, carpet flooring, radiator, door to fitted cupboard housing combi boiler.

### Bedroom Two 9' 8" x 10' 5" (2.94m x 3.18m)

UPVC double glazed sliding door to rear, papered walls, textured ceiling, carpet flooring, radiator.



GROUND FLOOR  
807 sq.ft. (75.0 sq.m.) approx.



TOTAL FLOOR AREA : 807 sq.ft. (75.0 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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