



Ynys Terrace

Pontypridd, CF37 5NY

£119,950

- NO ONWARD CHAIN
- DETACHED
- ONE BEDROOM
- MODERNISED THROUGHOUT
- DOWNSTAIRS W.C
- SPACIOUS LOUNGE

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**** NO ONWARD CHAIN * ONE BEDROOM * MODERNISED THROUGHOUT ****

Sell Right Estate Agents are proud to present to the market this modernised one bedroom detached property in the Rhydyfelin area of Pontypridd. The property's convenient location allows itself easy access to the A470 and the wider transport links from there. The ground floor accommodation boasts a spacious lounge, kitchen and downstairs W.C. The first floor benefits from a substantially sized bedroom and a shower room. Externally the property comprises of ample and low maintenance garden space. Please contact Sell Right Estate Agents to book your viewing.

Tenure: Freehold

Council Tax Band: B

Gross Annual Council Tax Charge: £1652.88

Water - Mains feed

Electricity - Mains feed

Sewerage - Connected to public sewer

Heating - Electric

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>

Lounge 14' 4" x 11' 7" (4.38m x 3.54m)

UPVC double glazed window and door to front, plastered walls and ceiling, carpet flooring, opening to kitchen.

Kitchen 5' 3" x 5' 1" (1.61m x 1.54m)

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.

Downstairs W.C 5' 3" x 5' 11" (1.61m x 1.80m)

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

Bedroom 19' 10" x 11' 7" (6.05m x 3.54m)

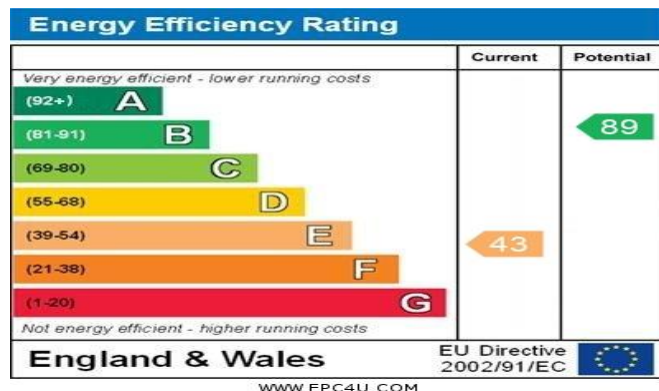
UPVC double glazed windows to front and side, UPVC double glazed door to rear, plastered walls and ceiling, carpet flooring, door to shower room.

Shower Room 6' 6" x 5' 3" (1.99m x 1.59m)

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



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.