



Danylan Road

Maesycod Pontypridd, CF37 1ES

£434,950

- THREE DOUBLE BEDROOMS
- STUNNING VIEWS
- BALCONY TO REAR
- UNIQUE BUILD
- INTEGRAL GARAGE
- EN-SUITE TO MASTER BEDROOM

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**** UNIQUE BUILD * THREE DOUBLE BEDROOMS * EN-SUITE TO MASTER BEDROOM * INTEGRAL GARAGE * UTILITY ROOM * IMMACULATELY PRESENTED THROUGHOUT * DESIRED LOCATION * BREATH-TAKING VIEWS TO REAR ****

Sell Right Estate Agents are proud to present to the market this unique three bedroom detached property in a popular location of the Maesycoed area of Pontypridd. The property has been immaculately maintained to a high standard boasting a modern kitchen and bathrooms and has been decorated to a plastered finish throughout. The ground floor accommodation comprises of an impressive entrance hallway, W.C cloakroom, a contemporary kitchen boasting an array of cupboard space and a centre island, dining room, a light and airy lounge. The lower ground floor boasts another roomy hallway which offers access to the utility room, main bathroom and three substantially sized bedrooms with built in wardrobe space and an en-suite to the master bedroom. To the front the property benefits from ample off road parking for multiple vehicles via a block paved driveway. To the rear the property showcases stunning valley-side views from the rear balcony and garden. The low maintenance rear garden has been laid with patio and has been tastefully decorated with a variety of plants. Please contact Sell Right Estate Agents to book your viewing on this one-of-a-kind property.

Tenure: Freehold

Council Tax Band: F

Gross Annual Council Tax Charge: £3069.63

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 door to front, plastered walls and ceiling, laminate flooring, radiator, doors to W.C, garage, lounge and kitchen, stairs to lower ground floor.

Lounge 10' 5" x 19' 8" (3.17m x 5.99m)

UPVC double glazed window and patio doors to rear balcony, plastered walls and ceiling, laminate flooring, radiator.

W.C

UPVC double glazed window to front, plastered walls and ceiling, laminate flooring, chrome towel rail radiator, W.C, vanity wash hand basin.

Kitchen 18' 5" x 13' 6" (5.61m x 4.11m)

UPVC double glazed window to front, plastered walls and ceiling, laminate flooring, wall and base units with laminate roll top work surfaces and tiled splash backs, centre island with laminate roll top work surfaces, integrated appliances include gas range cooker and fridge/freezer, stainless steel sink unit with mixer tap, opening to dining room.

Dining Room 10' 4" x 13' 6" (3.16m x 4.11m)

UPVC double glazed windows and patio doors to rear balcony, plastered walls and ceiling, laminate flooring, radiator.

Lower Ground Floor Hallway

Plastered walls and ceiling, laminate flooring, radiator, doors to utility room, bathroom and three bedrooms.

Utility Room 9' 8" x 9' 8" (2.95m x 2.95m)

UPVC double glazed window and door to side, plastered walls and ceiling, wall and base units with laminate roll top work surfaces, stainless steel sink unit with mixer tap, wall mounted combi boiler, space for washing machine and tumble dryer.

Bathroom 7' 9" x 9' 8" (2.36m x 2.95m)

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

Bedroom One 17' 9" x 16' 0" (5.42m x 4.88m)

UPVC double glazed window and patio doors to rear garden, plastered walls and ceiling, laminate flooring, radiator, doors to built in wardrobes and en-suite.

En-suite 4' 0" x 10' 1" (1.22m x 3.07m)

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

Bedroom Two 17' 9" x 17' 1" (5.42m x 5.21m)

UPVC double glazed window and patio doors to rear, plastered walls and ceiling, laminate flooring, radiator, doors to fitted wardrobes.

Bedroom Three 18' 4" x 13' 4" (5.59m x 4.06m)

UPVC double glazed window to side, plastered walls and ceiling, laminate flooring, radiator, doors to fitted wardrobes.

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.