



Station Road

Church Village Pontypridd, CF38 1AH

£229,950

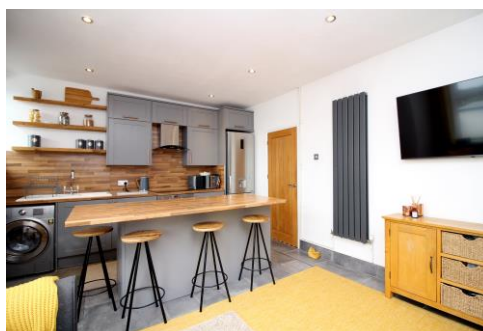
- NO ONWARD CHAIN
- BAY FRONTED TERRACE
- DOUBLE GARAGE TO REAR
- TWO DOUBLE BEDROOMS
- SPACIOUS REAR GARDEN
- STYLISH DECOR THROUGHOUT

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**** NO ONWARD CHAIN * TWO DOUBLE BEDROOMS * DOUBLE GARAGE TO REAR * MODERN BATHROOM * BAY FRONTED LOUNGE * MODERN KITCHEN/DINER * AMPLE GARDEN SPACE * MODERN COMBI BOILER ****

Sell Right Estate Agents are pleased to bring to the market this spacious and charming 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 as well as providing easy access to the Church Village Bypass. The ground floor accommodation comprises of an entrance hallway with traditional tile flooring, modern kitchen/diner set with a centre island, bay fronted lounge and a rear porch. The first floor benefits from a landing area which offers access to a four piece bathroom suite boasting a stunning free standing bath and two double bedrooms. Externally the property boasts off road parking via a substantially sized double garage to the rear, a stylish rear garden laid with decking, artificial turf and stone chippings, to the front you will find a low maintenance and gated front courtyard. 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: £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>

Entrance Hallway

UPVC double glazed window and door to front, plastered walls and ceiling, traditional tiled flooring, radiator, doors to lounge, kitchen/diner and fitted under stairs storage, stairs to first floor landing.

Lounge 12' 8" x 10' 11" (3.86m x 3.33m)

UPVC double glazed bay window to front, plastered walls and ceiling, carpet flooring, radiator.

Kitchen/Diner 12' 4" x 17' 2" (3.77m x 5.23m)

UPVC double glazed windows to rear, plastered walls and ceiling, tiled flooring, vertical radiator, wall and base units with laminate roll top work surfaces and splash backs, ceramic sink unit with mixer tap, integrated oven and hob with over head extractor hood, space for washing machine and fridge/freezer, door to rear porch.

Rear Porch

UPVC double glazed window and door to rear garden, plastered walls and ceiling, tiled flooring.

First Floor Landing

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

Bathroom 9' 11" x 6' 9" (3.02m x 2.06m)

UPVC double glazed window to rear, tiled walls, laminate flooring, plastered ceiling, chrome towel rail radiator, vanity wash hand basin, W.C, walk in waterfall shower cubicle, free standing bath with mixer tap and hand held shower.

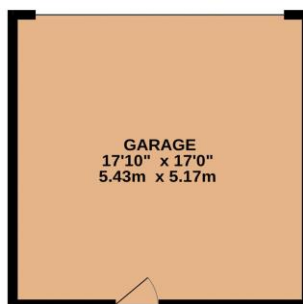
Bedroom One 10' 2" x 13' 6" (3.10m x 4.11m)

UPVC double glazed window to front, plastered walls and ceiling, carpet flooring, radiator, sliding doors to fitted wardrobes.

Bedroom Two 13' 0" x 9' 7" (3.95m x 2.91m)

UPVC double glazed window to rear, plastered walls and ceiling, carpet flooring, radiator, doors to fitted storage.

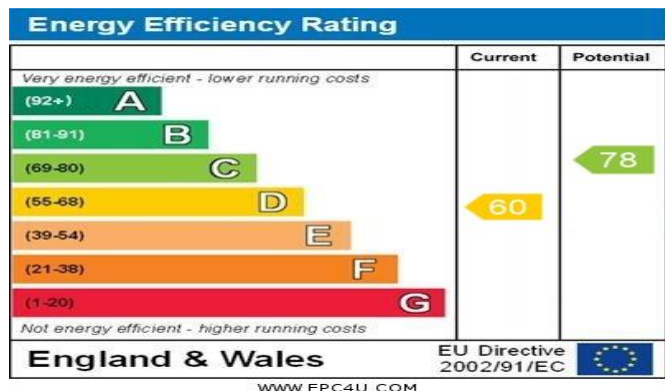
GROUND FLOOR
708 sq.ft. (65.8 sq.m.) approx.



1ST FLOOR
382 sq.ft. (35.5 sq.m.) approx.



TOTAL FLOOR AREA: 1090 sq.ft. (101.3 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.