



## Oakland Terrace

Cilfynydd Pontypridd, CF37 4HB

**£175,000**

- NO ONWARD CHAIN
- RENOVATED THROUGHOUT
- THREE BEDROOMS
- OFF ROAD PARKING
- SEMI DETACHED
- DOWNSTAIRS W.C/WET ROOM

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**\*\* NO ONWARD CHAIN \* MODERNISED THROUGHOUT \* OFF ROAD PARKING TO REAR \* THREE BEDROOMS \* SEMI DETACHED \*\***

Sell Right Estate Agents are proud to bring to the market this spacious and modernised three bedroom semi detached property in the Cilfynydd area of Pontypridd. The property is conveniently located near to local amenities, schools and transport links. The ground floor boasts an entrance porch, hallway, lounge/diner, contemporary kitchen, utility room and a handy W.C/wet room. The first floor benefits from a spacious landing area which offers access to three well proportioned bedrooms and modern four piece bathroom suite. The external features include a patio area to the front and side of the property and ample garden space as well as off road parking to the rear. Please contact Sell Right Estate Agents to book your viewings on this stunning property.

Tenure: Freehold

Council Tax Band: C

Gross Annual Council Tax Charge: £1889.00

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 Porch**

UPVC double glazed door to front, plastered walls and ceiling, laminate flooring, door to hallway.

**Hallway**

Plastered walls and ceiling, laminate flooring, radiator, door to lounge/diner.

**Lounge/Diner** 20' 11" x 11' 3" (6.38m x 3.43m)

UPVC double glazed windows to front and rear, plastered walls and ceiling, laminate flooring, radiator, doors to kitchen and under stairs storage.

**Kitchen** 10' 10" x 9' 1" (3.30m x 2.77m)

UPVC double glazed windows to side, plastered walls and ceiling, laminate flooring, radiator, plastered walls and ceiling, laminate flooring, radiator, wall and base units with laminate roll top work surfaces and tiled walls, stainless steel sink unit with mixer tap, opening to utility room.

**Utility Room** 5' 1" x 6' 2" (1.54m x 1.89m)

UPVC double glazed sliding doors to rear, plastered walls and ceiling, laminate flooring, door to W.C/wet room.

**W.C/Wet Room** 4' 10" x 2' 10" (1.48m x 0.87m)

PVC panelled walls and ceiling, tiled flooring, wash hand basin, W.C, mains shower.

**First Floor Landing**

Plastered walls and ceiling, carpet flooring, glass balustrades, doors to bathroom, three bedrooms and fitted storage cupboard.

**Bathroom** 7' 4" x 8' 11" (2.24m x 2.72m)

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

**Bedroom One** 13' 0" x 9' 3" (3.97m x 2.81m)

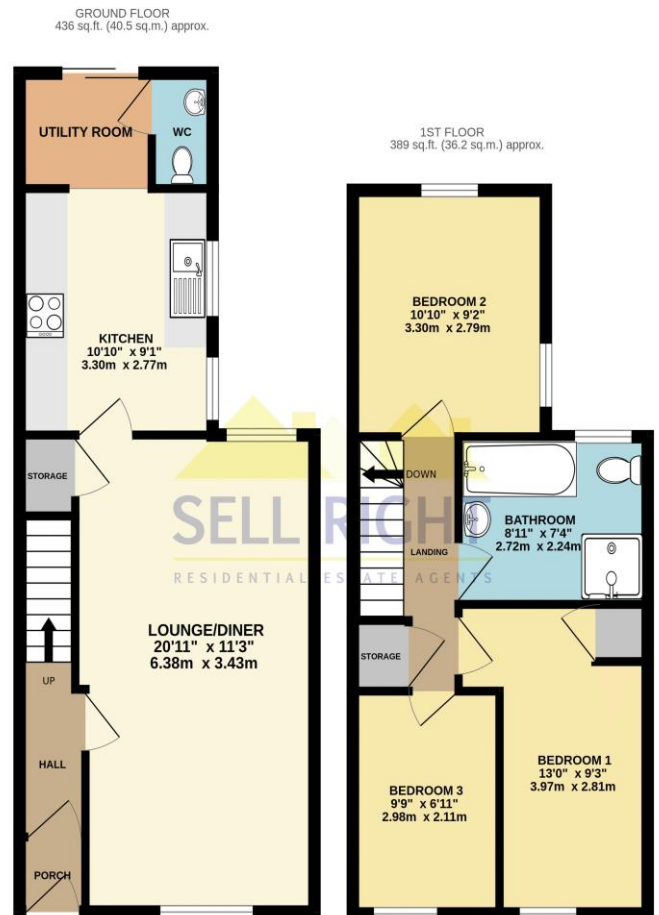
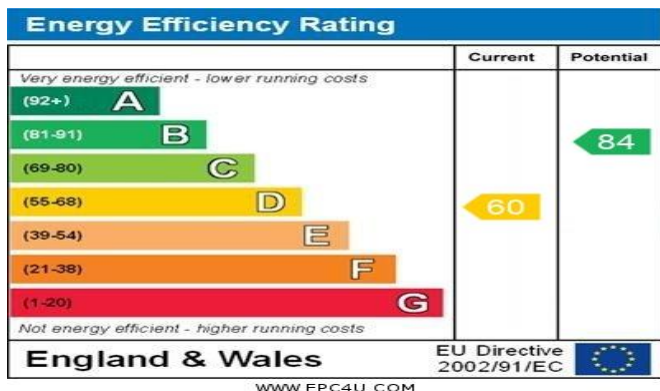
UPVC double glazed window to front, plastered walls and ceiling, carpet flooring, radiator, door to fitted storage.

**Bedroom Two** 10' 10" x 9' 2" (3.30m x 2.79m)

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

**Bedroom Three** 9' 10" x 6' 11" (2.99m x 2.11m)

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



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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