



## Howell Street

Cilfynydd Pontypridd, CF37 4NR

**£144,950**

- NO ONWARD CHAIN
- MODERN KITCHEN
- COMBI BOILER
- THREE BEDROOMS
- SPACIOUS LOUNGE/DINER
- INTEGRATED KITCHEN APPLIANCES

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**\*\* NO ONWARD CHAIN \* SPACIOUS LOUNGE/DINER \* CONTEMPORARY KITCHEN WITH INTEGRATED APPLIANCES \* THREE BEDROOMS \*\***

Sell Right Estate Agents are proud to present to the market this three bedroom property in the Cilfynydd area of Pontypridd. The property's elevated position allows itself to have views to the front aspect. The property is conveniently located near to local amenities, schools and transport links. The ground floor accommodation comprises of an entrance hallway, lounge/diner and a contemporary kitchen which showcases an array of integrated appliances. The first floor boasts a landing area offering access to the three bedrooms and the loft. Externally the property benefits from garden space to the front and rear. Please contact Sell Right Estate Agents to book your viewing on this lovely home.

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 - 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 door to front, plastered and papered walls, plastered ceiling, radiator, door to lounge/diner, stairs to first floor landing.

**Lounge/Diner 21' 2" x 12' 11" (6.44m x 3.94m)**

UPVC double glazed window to front, papered walls, textured ceiling, carpet flooring, radiators, door to kitchen.

**Kitchen 12' 3" x 14' 4" (3.74m x 4.36m)**

UPVC double glazed window and door to rear garden, plastered walls, textured ceiling, laminate flooring, vertical radiator, wall and base units with laminate work tops and tiled splash backs, stainless steel sink unit with mixer tap, integrated appliances include, wine cooler, dishwasher double oven, fridge, freezer and gas hob with over head extractor hood.

**First Floor Landing**

Papered walls, plastered ceiling, carpet flooring, doors to bathroom and three bedrooms.

**Bathroom 5' 10" x 8' 2" (1.78m x 2.50m)**

UPVC double glazed window to rear, tiled walls, textured ceiling, vinyl flooring, radiator, vanity W.C and wash hand basin unit, panelled bath with over head shower.

**Bedroom One 12' 6" x 9' 7" (3.80m x 2.91m)**

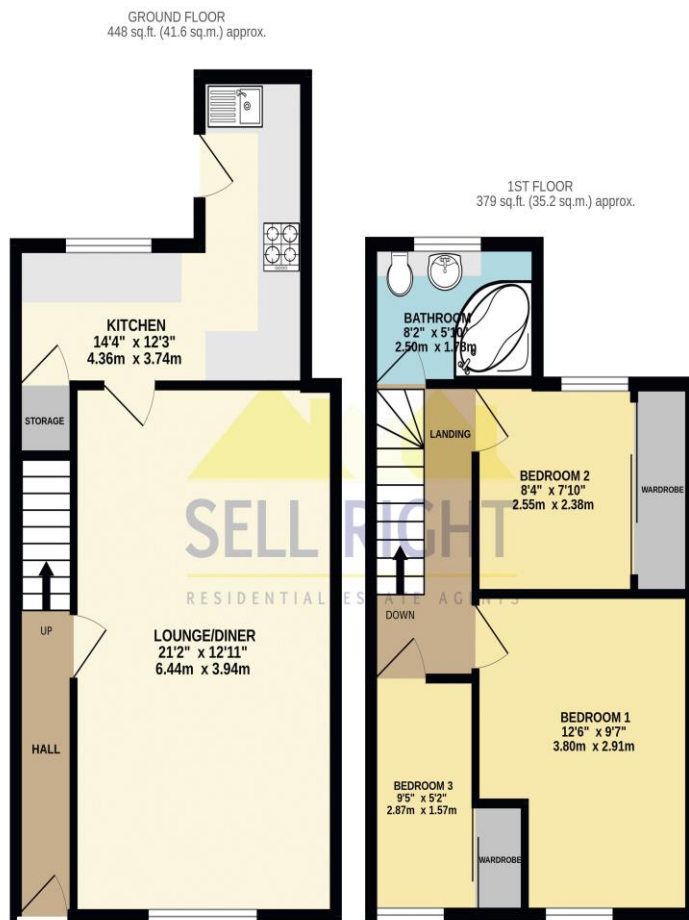
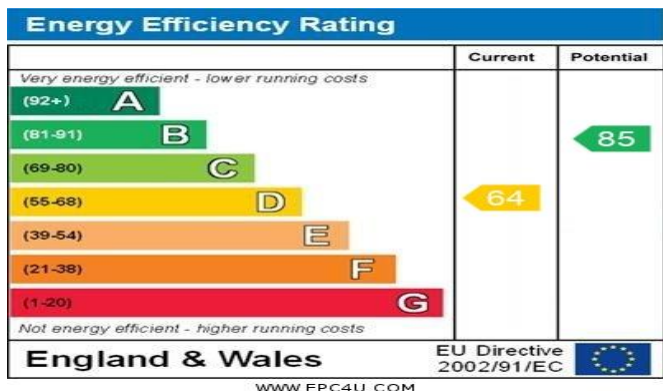
UPVC double glazed window to front, papered walls, textured ceiling, carpet flooring, radiator.

**Bedroom Two 8' 4" x 7' 10" (2.55m x 2.38m)**

UPVC double glazed window to rear, papered walls, textured ceiling, carpet flooring, radiator, sliding doors to built in wardrobes.

**Bedroom Three 9' 5" x 5' 2" (2.87m x 1.58m)**

UPVC double glazed window to rear, papered walls, textured ceiling, carpet flooring, radiator, sliding doors to built in wardrobes.



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.