



## Ebenezer Street

Rhydyfelin Pontypridd, CF37 5PB

**£169,950**

- NO ONWARD CHAIN
- END OF TERRACE
- THREE DOUBLE BEDROOMS
- CONSERVATORY TO REAR
- SPACIOUS REAR GARDEN
- EXCELLENT TRANSPORT LINKS

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**\*\* NO ONWARD CHAIN \* THREE DOUBLE BEDROOMS \* END OF TERRACE \* CONSERVATORY TO REAR**

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Sell Right Estate Agents are proud to present to the market this spacious three bedroom end of terrace property in the Rhydyfelin area of Pontypridd. The property's convenient location allows itself easy access to the A470 and the wider transport links thereafter. The ground floor accommodation boasts an entrance hallway, lounge/diner, conservatory and a substantially sized kitchen/breakfast room. The first floor benefits from a roomy landing area offering access to the bathroom and three double bedrooms all set with fitted storage space. Externally the property benefits from ample and low maintenance garden space to the rear. 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 - Mains fed gas

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, textured walls and ceiling, laminate flooring, radiator, doors to lounge/diner and kitchen/breakfast room, stairs to first floor landing.

**Lounge/Diner 20' 3" x 10' 1" (6.17m x 3.07m)**

UPVC double glazed window to front, papered walls, textured ceiling, laminate flooring, radiator, UPVC double glazed doors to conservatory.

**Conservatory 11' 11" x 9' 3" (3.63m x 2.82m)**

UPVC double glazed windows and patio doors to rear garden.

**Kitchen/Breakfast Room 20' 3" x 13' 1" (6.17m x 3.98m)**

UPVC double glazed windows to front and rear, UPVC double glazed door to rear garden, plastered and papered walls, textured ceiling, tiled flooring, radiator, wall and base units with tiled work tops and splash backs, sink unit with mixer tap, integrated oven and gas hob, door to built in storage.

**First Floor Landing**

UPVC double glazed window to front, papered walls, textured ceiling, carpet flooring, loft access, doors to bathroom and three bedrooms.

**Bathroom 9' 11" x 6' 0" (3.03m x 1.83m)**

UPVC double glazed window to front, tiled walls, textured ceiling, laminate flooring, chrome towel rail radiator, panelled bath with over head shower and glass side screen, W.C, vanity wash hand basin.

**Bedroom One 10' 0" x 12' 5" (3.06m x 3.78m)**

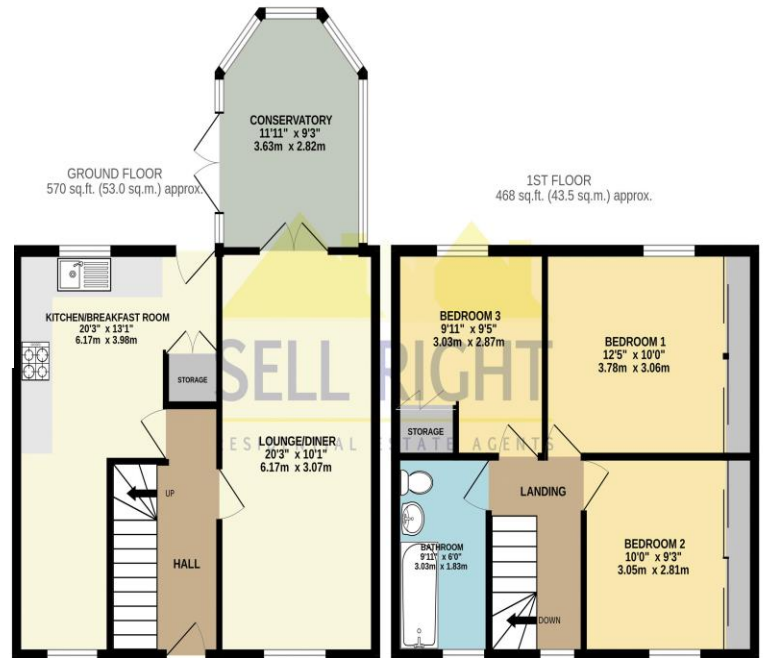
UPVC double glazed window to rear, papered walls, textured ceiling, laminate flooring, radiator, sliding doors to fitted wardrobes.

**Bedroom Two 10' 0" x 9' 3" (3.05m x 2.81m)**

UPVC double glazed window to front, papered walls, textured ceiling, laminate flooring, radiator, sliding doors to fitted wardrobes.

**Bedroom Three 9' 11" x 9' 5" (3.03m x 2.87m)**

UPVC double glazed window to rear, papered walls, textured ceiling, laminate flooring, radiator, door to fitted storage.



TOTAL FLOOR AREA : 1038 sq. ft. (96.5 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.