



Ty Draw

Church Village Pontypridd, CF38 1UF

£249,950

- DETACHED GARAGE
- THREE BEDROOMS
- MODERN KITCHEN
- CONTEMPORARY BATHROOM
- STYLISH REAR GARDEN
- DESIRED LOCATION

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** WELL PRESENTED * DETACHED GARAGE * AMPLE OFF ROAD PARKING * STYLISH REAR GARDEN **

Sell Right Estate Agents are proud to present to the market this well maintained, three bedroom semi detached property set in a desired area of Church Village. The property's location lends itself to being within a stones throw away from the charming Farmers Arms Pub and a number of primary and comprehensive schools. The ground floor accommodation comprises of an entrance hallway, spacious lounge/diner and a modern shaker style kitchen. The first floor boasts a landing area offering access to three well proportioned bedrooms, contemporary bathroom, storage cupboard and loft. Externally the property benefits from off road parking and garden space to the front, as well as stylish and low maintenance garden to the rear. The property also showcases a substantially sized garage which possesses power supply. Please contact Sell Right Estate Agents to book your viewing slot on this lovely home.

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 to front, double glazed composite door to front, plastered walls, textured ceiling, laminate flooring, radiator, openings to kitchen and lounge/diner, stairs to first floor landing.

Lounge/Diner 23' 2" x 10' 6" (7.06m x 3.19m)

UPVC double glazed window to front, UPVC double glazed sliding doors to rear, plastered walls and ceiling, laminate floor, radiators.

Kitchen 10' 0" x 8' 0" (3.06m x 2.45m)

UPVC double glazed door to side, UPVC double glazed window to rear, plastered walls and ceiling, tile flooring, radiator, wall and base units with laminate work tops and tile splash backs, sink unit with pull down mixer tap, integrated oven and gas hob with over head extractor hood.

First Floor Landing

UPVC double glazed window to side, plastered walls, textured ceiling, carpet flooring, doors to bathroom, three bedrooms and built in storage.

Bathroom 5' 5" x 5' 9" (1.66m x 1.75m)

UPVC double glazed window to rear, tile and plastered walls, plastered ceiling, vinyl flooring, chrome towel rail radiator, W.C, vanity wash hand basin with waterfall mixer tap, panelled bath with overhead shower and glass side screen.

Bedroom One 11' 10" x 10' 6" (3.61m x 3.21m)

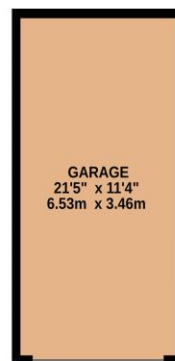
UPVC double glazed window to front, plastered walls, textured ceiling, carpet flooring, radiator, sliding doors to built in wardrobes.

Bedroom Two 8' 8" x 10' 6" (2.64m x 3.21m)

UPVC double glazed window to rear, plastered walls, textured ceiling, carpet flooring, radiator.

Bedroom Three 8' 4" x 8' 2" (2.53m x 2.49m)

UPVC double glazed window to front, plastered walls, textured ceiling, carpet flooring, radiator, door to over stairs storage.



TOTAL FLOOR AREA : 998 sq ft. (92.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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.