



Llantwit Road

Treforest Pontypridd, CF37 1TR

£275,000

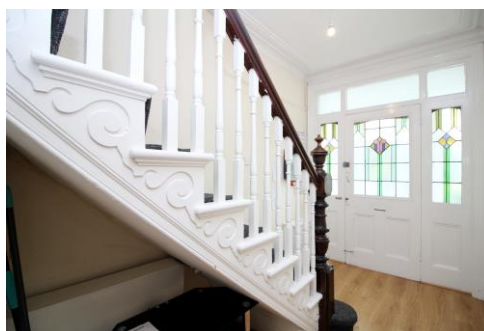
- NO ONWARD CHAIN
- FIVE BEDROOMS
- SEMI DETACHED
- CHARACTER PROPERTY
- EXCELLENT TRANSPORT LINKS
- OFF ROAD PARKING

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**** NO ONWARD CHAIN * CHARACTER PROPERTY * OFF ROAD PARKING * BAY FRONTED * EXCELLENT TRANSPORT LINKS * FIVE BEDROOMS ****

Sell Right Estate Agents are pleased to bring to the market this spacious five bedroom HMO property in the Treforest area of Pontypridd. The property's convenient location lends itself to being within five minutes walking distance to all local amenities, Treforest train station and the University of South Wales. The ground floor accommodation boasts an entrance porch, hallway, bay fronted lounge, dining room and kitchen. The first floor boasts a landing area which offers access to three bedrooms, bathroom and a separate W.C. The second floor showcases a landing area which offers access to two substantially sized bedrooms. Externally the property benefits from gardens to the front and rear with a off road parking for multiple vehicles to the rear aspect. Please contact Sell Right Estate Agents to book your viewing.

Tenure: Freehold

Council Tax Band: E

Gross Annual Council Tax Charge: £2597.38

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

Papered walls and ceiling, laminate flooring, radiator, doors to lounge, dining room, kitchen and understairs storage, stairs to first floor landing.

Lounge 12' 10" x 11' 10" (3.90m x 3.60m)

UPVC double glazed bay window to front, papered walls and ceiling, laminate flooring, radiator.

Dining Room 11' 2" x 13' 7" (3.41m x 4.13m)

Window to rear, papered walls and ceiling, laminate flooring, radiator.

Kitchen 19' 3" x 9' 6" (5.88m x 2.89m)

Window to side, UPVC double glazed window and door to rear, plastered walls and ceiling, radiator, wall and base units with laminate roll top work surfaces, stainless steel sink with mixer tap.

First Floor Landing

Window to side, papered walls and ceiling, laminate flooring, doors to bathroom, W.C and three bedrooms.

Bathroom 8' 1" x 5' 11" (2.47m x 1.80m)

Window to side, plastered and PVC panelled walls, papered ceiling, laminate flooring, chrome towel rail radiator, wash hand basin, panelled bath with overhead shower and glass side screen, door to fitted storage housing combi boiler.

Bedroom One 12' 0" x 11' 10" (3.66m x 3.60m)

UPVC double glazed bay window to front, papered wall and ceiling, laminate flooring, radiator.

Bedroom Two 11' 6" x 12' 9" (3.50m x 3.88m)

Windows to rear, plastered and papered walls, papered ceiling, radiator, laminate flooring, doors to fitted storage.

Bedroom Five 6' 2" x 7' 7" (1.88m x 2.31m)

UPVC double glazed window to front, papered walls and ceiling, laminate flooring, radiator.

Second Floor Landing

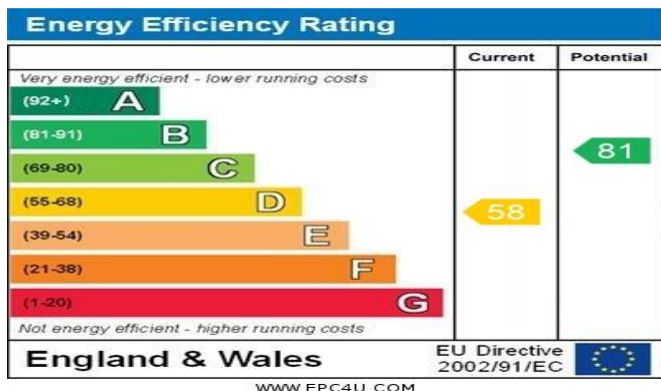
Plastered and papered walls, plastered ceiling, laminate flooring, doors to bedroom three and four.

Bedroom Three 8' 2" x 19' 10" (2.48m x 6.04m)

UPVC double glazed window to front and side, papered and plastered walls, papered and plastered ceiling, laminate flooring, radiator, doors to storage.

Bedroom Four 9' 5" x 12' 9" (2.88m x 3.89m)

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



TOTAL FLOOR AREA: 1500 sq.ft. (139.3 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.