



Duffryn Bach Terrace

Church Village Pontypridd, CF38 1AL

£255,000

- THREE BEDROOMS
- PRIVATE REAR GARDEN
- GROUND FLOOR EXTENSION
- AMPLE OFF ROAD PARKING
- EXCELLENT TRANSPORT LINKS
- MODERN COMBI BOILER

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**** THREE BEDROOMS * GARAGE TO REAR * AMPLE OFF ROAD PARKING * OPEN PLAN LIVING * MODERN KITCHEN/BREAKFAST ROOM * AMPLE GARDEN SPACE * MODERN COMBI BOILER * EXCELLENT TRANSPORT LINKS ****

Sell Right Estate Agents are pleased to bring to the market this spacious and extended three bedroom semi detached property in Church Village. The property is located within close proximity to the centre Church Village and the array of amenities and schools that can be found therein as well as providing easy access to the Church Village Bypass. The ground floor accommodation comprises of an entrance porch, hallway, modern kitchen/breakfast room, lounge and dining room. The first floor benefits from a landing area which offers access to the bathroom, three bedrooms and loft. Externally the property boasts off road parking via a substantially sized block paved driveway to the front. To the rear you will find a private and low maintenance garden with gated access to a rear lane and the garage. Please contact Sell Right Estate Agents to book your viewing on this lovely property.

Tenure: Freehold

Council Tax Band: D

Gross Annual Council Tax Charge: £2100.10

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

Hallway

Papered walls and ceiling, carpet flooring, radiator, doors to lounge, under stairs storage and dining room, stairs to first floor landing.

Lounge 13' 6" x 11' 11" (4.12m x 3.64m)

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

Dining Room 10' 11" x 10' 4" (3.33m x 3.15m)

Papered walls, textured ceiling, carpet flooring, radiator, opening to kitchen/breakfast room.

Kitchen/Breakfast Room 16' 5" x 16' 11" (5.01m x 5.16m)

UPVC double glazed windows and door to side and rear, plastered and papered walls, textured ceiling, tiled flooring, radiator, wall and base units with laminate roll top work surfaces and tiled splash backs, breakfast bar, stainless steel sink unit with mixer tap, integrated oven and hob with over head extractor fan.

First Floor Landing

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

Bathroom 5' 7" x 7' 1" (1.70m x 2.15m)

UPVC double glazed window to rear, plastered and tiled walls, plastered ceiling, vinyl flooring, radiator, W.C, wash hand basin, panelled bath with over head shower and glass side screen.

Bedroom One 13' 6" x 10' 0" (4.11m x 3.05m)

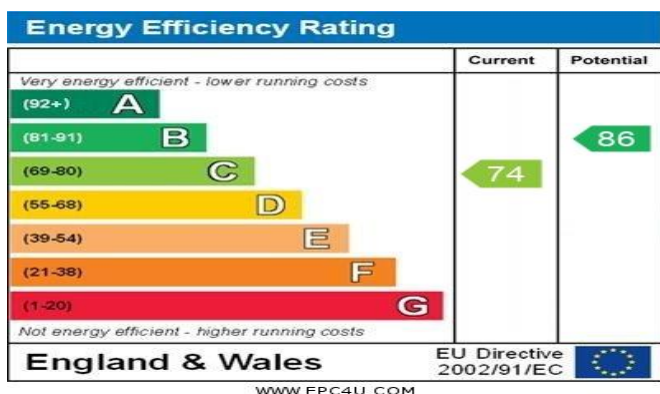
UPVC double glazed window to front, papered walls and ceiling, carpet flooring, radiator, sliding doors to fitted wardrobes.

Bedroom Two 11' 0" x 12' 1" (3.35m x 3.68m)

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

Bedroom Three 8' 5" x 6' 11" (2.56m x 2.12m)

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



DISCLAIMER

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. Sell Right and their employees and agents do not have any authority to give warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of Sell Right or the vendors.

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.