



Gardner Close

Glyncoch Pontypridd, CF37 3AY

£139,950

- NO ONWARD CHAIN
- WELL PRESENTED
- THREE BEDROOMS
- OFF ROAD PARKING
- AMPLE GARDEN SPACE
- SEMI DETACHED

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**** NO ONWARD CHAIN * SPACIOUS KITCHEN/DINER * AMPLE GARDEN SPACE * MODERN KITCHEN * WELL MAINTAINED THROUGHOUT ****

Sell Right Estate Agents are pleased to bring to the market this immaculately presented three bedroom semi detached property in the Glyncoch area of Pontypridd. The property has been tastefully decorated to a high standard by the current owners with the addition of a contemporary kitchen. The ground floor accommodation comprises of a lounge, modern kitchen/diner, rear lobby and downstairs W.C. The first floor boasts a landing area offering access to the bathroom, three well proportioned bedrooms and the loft. Externally the property benefits from off road parking to the front as well as gardens to the front and rear with the rear garden being of a substantial size and able to offer views of the surrounding area. Please contact Sell Right Estate Agents to book your viewing.

Tenure: Freehold

Council Tax Band: A

Gross Annual Council Tax Charge: £1416.75

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

Double glazed composite door to front, plastered and ceiling, laminate flooring, radiator, tiled flooring, radiator, openings to lounge and dining room, stairs to first floor landing.

Lounge 10' 6" x 10' 2" (3.20m x 3.10m)

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

Dining Room 10' 2" x 13' 6" (3.10m x 4.12m)

UPVC double glazed window to rear, textured walls and ceiling, laminate flooring, radiator, opening to kitchen.

Kitchen 7' 5" x 10' 2" (2.26m x 3.10m)

UPVC double glazed window to side, plastered and tiled walls, textured ceiling, tiled flooring, radiator, wall and base units with laminate roll top work surfaces and tiled splash backs, stainless steel sink unit with mixer tap, space for cooker, washing machine and fridge/freezer, door to rear lobby.

Rear Lobby

UPVC double glazed window and door to side, wood panelled walls and ceiling, tiled flooring, door to under stairs storage and downstairs W.C.

Downstairs W.C

UPVC double glazed window to side, textured walls and ceiling, tiled flooring, W.C.

First Floor Landing

Plastered walls, textured ceiling, laminate flooring, loft access, doors to bathroom, three bedrooms and fitted storage.

Bathroom 8' 7" x 4' 6" (2.62m x 1.37m)

UPVC double glazed window to front, plastered walls, textured ceiling, vinyl flooring, radiator, W.C, wash hand basin, panelled bath with over head shower.

Bedroom One 10' 7" x 13' 3" (3.22m x 4.05m)

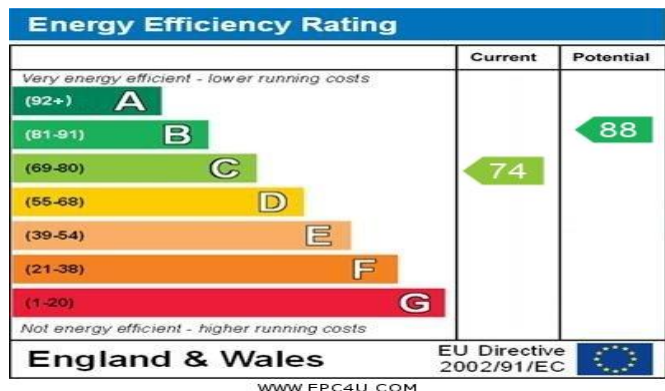
UPVC double glazed window to front, plastered walls, textured ceiling, laminate flooring, radiator.

Bedroom Two 8' 10" x 12' 8" (2.69m x 3.85m)

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

Bedroom Three 7' 10" x 8' 6" (2.38m x 2.59m)

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



GROUND FLOOR
402 sq.ft. (37.4 sq.m.) approx.

1ST FLOOR
402 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA: 805 sq.ft. (74.8 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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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.