



Gwalia Grove

Rhydyfelin Pontypridd, CF37 5PE

£110,000

- NO ONWARD CHAIN
- TWO DOUBLE BEDROOMS
- AMPLE GARDEN SPACE
- EXCELLENT TRANSPORT LINKS
- GREAT POTENTIAL
- SPACIOUS KITCHEN

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** NO ONWARD CHAIN * TWO DOUBLE BEDROOMS * EXCELLENT TRANSPORT LINKS **

Sell Right Estate Agents are pleased to bring to the market this two bedroom property in the Rhydyfelin area of Pontypridd.

On the ground floor the property benefits from a substantially sized lounge, spacious kitchen and porch. The first floor accommodation comprises of a landing area offering access to two double bedrooms and bathroom. Externally the property boasts ample garden space to the front and rear. The property is conveniently located by being within close distance to local amenities as well as being within a short drive to the A470 link road providing excellent commuter access. Please contact Sell Right Estate Agents to book you viewing on this lovely home.

Tenure: Freehold

Council Tax Band: B

Annual Gross 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 Porch

UPVC double glazed window and door to front, papered walls and ceiling, vinyl flooring, radiator, door to lounge.

Lounge 11' 5" x 15' 5" (3.47m x 4.70m)

UPVC double glazed window to front, papered walls, plastered ceiling, carpet flooring, radiator, stairs to first floor landing, door to kitchen.

Kitchen 8' 6" x 15' 5" (2.59m x 4.70m)

UPVC double glazed windows and door to rear garden, papered walls and 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, integrated oven and gas hob, door to under stairs storage.

First Floor Landing

Papered walls, textured ceiling, carpet flooring, doors to bathroom, two bedrooms and fitted storage.

Bathroom 5' 11" x 6' 4" (1.80m x 1.94m)

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

Bedroom One 11' 5" x 11' 0" (3.48m x 3.36m)

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

Bedroom Two 8' 7" x 10' 9" (2.61m x 3.27m)

UPVC double glazed window to rear, papered walls and ceiling, carpet flooring, radiator.



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.