



Wood Road

Treforest Pontypridd, CF37 1RH

£115,000

- CONTRACT HOLDERS IN SITU
- TWO BEDROOMS
- EXCELLENT TRANSPORT LINKS
- INVESTORS ONLY
- MODERN KITCHEN
- CONTEMPORARY BATHROOM

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Sell Right Estate Agents are pleased to present to the market two bedroom property in the heart of the Treforest area of Pontypridd. The property is well placed by being within close proximity to all local amenities and transport links via Treforest train station and the A470 link road. The ground floor accommodation comprises of an entrance hallway, reception room which is currently occupied as a bedroom, lounge and modern kitchen. The first floor benefits from a roomy landing area which offers access to the bathroom, two well proportioned bedrooms. Externally the property boasts a courtyard to the front as well as possessing lovely valley-side views to the rear. Please contact Sell Right Estate Agents to book your viewing.

- 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 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 door to front, plastered walls and ceiling, laminate flooring, radiator, doors to reception room and lounge, stairs to first floor landing.

Reception Room 10' 11" x 13' 0" (3.33m x 3.96m)

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

Lounge 9' 10" x 12' 3" (3.00m x 3.73m)

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

Kitchen 9' 6" x 7' 11" (2.89m x 2.41m)

UPVC double glazed window and door to rear, plastered walls, pvc panelled ceiling, vinyl flooring, radiator, wall and base units with laminate roll top work surfaces and tiled splash backs, stainless steel sink unit with mixer tap.

First Floor Landing

UPVC double glazed window to rear, plastered walls and ceiling, carpet flooring, radiator, loft access, doors to bathroom and two bedrooms.

Bathroom 8' 4" x 8' 6" (2.55m x 2.59m)

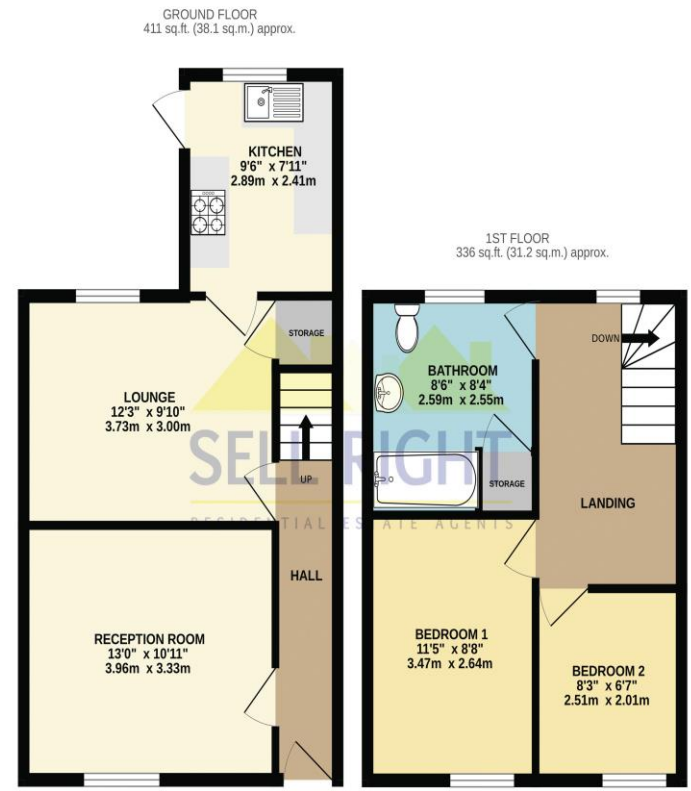
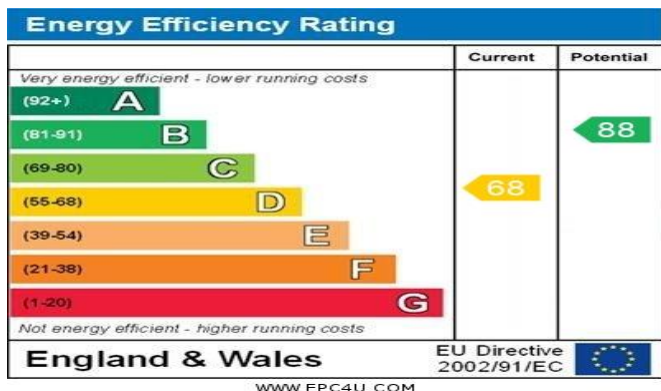
UPVC double glazed window to rear, plastered and tiled walls, plastered ceiling, vinyl flooring, radiator, W.C, wash hand basin, panelled bath with over head shower, door to fitted storage.

Bedroom One 11' 5" x 8' 8" (3.47m x 2.64m)

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

Bedroom Two 8' 3" x 6' 7" (2.51m x 2.01m)

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



TOTAL FLOOR AREA: 746 sq. ft. (69.3 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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 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.