



Ty Crwyn

Church Village Pontypridd, CF38 2HX

£369,950

- FOUR BEDROOMS
- EN-SUITE TO MASTER BEDROOM
- DOUBLE GARAGE
- THREE RECEPTION ROOMS
- PRIVATE REAR GARDEN
- POTENTIAL TO EXTEND

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** FOUR BEDROOMS * DOUBLE GARAGE * POTENTIAL TO EXTEND * PRIVATE REAR GARDEN **

Sell Right Estate Agents are proud to present to the market this imposing four bedroom extended property in the popular Dan-Y-Deri estate of Church Village. The property benefits from being within walking distance to Garth Olwg Welsh speaking primary and comprehensive schools. The property is conveniently located by benefiting from easy access to the Church Village bypass. The ground floor accommodation comprises of an entrance hallway, bay fronted lounge, dining room, kitchen, breakfast room, utility room and downstairs W.C. The first floor benefits from a landing area which offers access to the family bathroom, four bedrooms with an en-suite to the master bedroom. Externally the property boasts off road parking for multiple vehicles to the front as well as access to a double garage. To the rear you can find a substantially sized and private rear garden which backs on to woodland. Please contact Sell Right Estate Agents to book your viewing on this lovely home.

Tenure: Freehold

Council Tax Band: F

Gross Annual Council Tax Charge: £3033.48

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, textured ceiling, laminate flooring, radiator, door to lounge, stairs to first floor landing.

Lounge 15' 8" x 13' 4" (4.77m x 4.07m)

UPVC double glazed bay window to front, plastered walls, textured ceiling, laminate flooring, radiator, opening to dining room, doors to under stairs storage and kitchen.

Dining Room 9' 2" x 9' 0" (2.80m x 2.74m)

UPVC double glazed patio doors to rear garden, plastered walls, textured ceiling, laminate flooring, radiator.

Kitchen 9' 2" x 11' 8" (2.80m x 3.55m)

UPVC double glazed window to rear, plastered walls, textured ceiling, laminate flooring, wall and base units with laminate roll top work surfaces and tiled splash backs, sink unit with mixer tap, integrated oven and gas hob with over head extractor fan, opening to breakfast room.

Breakfast Room 9' 2" x 7' 11" (2.80m x 2.42m)

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

Utility Room 4' 11" x 4' 11" (1.49m x 1.49m)

UPVC double glazed door to rear, plastered walls, textured ceiling, laminate flooring, base units with laminate roll top work surfaces and tiled splash backs, door to downstairs W.C.

Downstairs W.C 4' 11" x 4' 3" (1.49m x 1.29m)

UPVC double glazed window to side, plastered walls, textured ceiling, laminate flooring, radiator, W.C, vanity wash hand basin.

First Floor Landing

Plastered walls, textured ceiling, carpet flooring, loft access, doors to bathroom and four bedrooms.

Bathroom 6' 3" x 6' 11" (1.90m x 2.10m)

UPVC double glazed window to rear, plastered walls, textured ceiling, laminate flooring, radiator, W.C, wash hand basin, panelled bath with hand held shower.

Bedroom One 11' 2" x 13' 4" (3.41m x 4.06m)

UPVC double glazed window to front, plastered walls, textured ceiling, carpet flooring, radiator, doors to over stairs storage and en-suite.

En-suite 5' 3" x 5' 9" (1.60m x 1.76m)

UPVC double glazed window to front, plastered walls and ceiling, laminate flooring, chrome towel rail radiator, W.C, vanity wash hand basin, shower cubicle.

Bedroom Two 13' 5" x 8' 8" (4.09m x 2.64m)

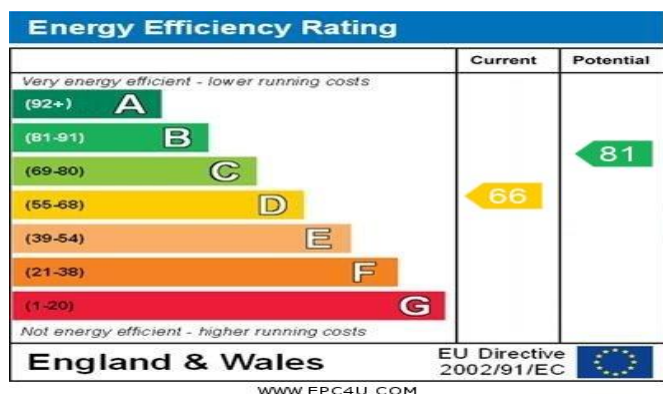
UPVC double glazed window to front, plastered walls, textured ceiling, carpet flooring, radiator.

Bedroom Three 11' 4" x 10' 0" (3.46m x 3.05m)

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

Bedroom Four 8' 8" x 8' 8" (2.64m x 2.64m)

UPVC double glazed window to rear, plastered walls, textured 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.